



Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00791/FUL

|                                                                            |                 |
|----------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                       | Applicant name: |
| Ms Nandini Mackay<br>13 Fonthill Road<br>Hove<br>BN3 6HB<br>United Kingdom | Mr Allan Blair  |

### Part I - Particulars of Application

Date of Application: 15 October 2024

Application No: 24/00791/FUL

|                  |                                                                                                                                                                   |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Use of land as an extension to private curtilage of dwelling house including erection of ancillary outbuilding for storage of equipment and workshop space</b> |
| <b>Location:</b> | <b>Land North To The Door, Higher Lakewood, Rakewood Road, Littleborough, OL15 0AZ</b>                                                                            |

### Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **REFUSED** for the carrying out of the development referred to in Part I hereof for the following reason(s).

#### **Reasons:**

- 1 The proposed change of use of the land as residential curtilage and the construction of an outbuilding would constitute inappropriate development, which is by definition, harmful to the Green Belt and given substantial weight. Additional harm has also been identified in terms of the adverse impact on the openness of the Green Belt, less than substantial harm to the significance of Cleggs Wood Farm which is identified as a non-designated heritage asset, harm to the character and appearance of the surrounding area and a loss in biodiversity value. No very special circumstances have been identified that would clearly outweigh the substantial harm by reason of inappropriateness and other identified harm. The application is therefore contrary to Policy JP-G9 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 2 By virtue of its siting, excessive scale, materiality, fenestration and design, the proposed outbuilding constitutes an unsympathetic and alien structure with an overly domestic appearance which is at odds with the agrarian character of the nearby farm complex. The incongruity of the proposal would sit at a disharmony with the nearby farm complex and give rise to less than substantial harm to the significance of Cleggs

Wood Farm as a non-designated heritage asset. The proposal would not be well-designed and would fail to accord with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 3 In the absence of a completed statutory biodiversity metric, the proposal fails to demonstrate compliance with the statutory requirements of Section 7A of the Town and Country Planning Act 1990 (as amended) in respect of meeting the biodiversity gain objective. The proposals, by reason of their loss of on-site habitat without adequate compensation also fail to deliver measurable enhancements to the natural environment and as such, the proposals fail to comply with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

**Procedure Statement:**

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Date Decision Issued                      20 December 2024

Melanie Hale  
Head of Planning Services

**IMPORTANT**

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

**INFORMATIVE:**

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- o Location Plan - received 15/10/2024
- o Outline Plan - Drawing No. 06 received 15/10/2024
- o Proposed Site Plan - received 15/10/2024
- o Proposed Ground Floor Plan - Drawing No. 05 received 15/10/2024
- o Proposed South Elevation - Drawing No. 01 received 15/10/2024
- o Proposed North Elevation - Drawing No. 02 received 15/10/2024
- o Proposed East Elevation - Drawing No. 03 received 15/10/2024
- o Proposed West Elevation - Drawing No. 04 received 15/10/2024