



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00289/FUL

Name and address for correspondence:	Applicant name:
Mr Malcolm Percy Building Design and Planning Consultancy 5 Newark Place Henhull NANTWICH CW5 6XY United Kingdom	Mr Noel McKee

Part I - Particulars of Application

Date of Application: 29 April 2024

Application No: 24/00289/FUL

Proposal:	Change of use of part of highway into extension of residential curtilage and erection of new boundary wall
Location:	37 Milbury Drive, Littleborough, Rochdale, OL15 0BZ

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 By virtue of its siting, scale and design, the proposed boundary wall would project forward of the established front boundary edge and constitutes an obtrusive and incongruous form of development which undermine the spatial relationship and character of the street scene. The proposed works would not be well-designed and therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', 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 3 July 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 - Drawing No. 2330.01 received 23/04/2024
- o Existing Site Plan - Drawing No. 2330.02 received 23/04/2024
- o Proposed Site Plan - Drawing No. 2330.03 received 29/04/2024
- o Existing and Proposed Elevations - Drawing No. 2330.04 received 23/04/2024