



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00970/FUL

Name and address for correspondence: Mr Amjad Tahir AFR STUDIO LTD 173 Dickenson Road Longsight Manchester M13 0YN	Applicant name: Mr BILAL ASHRAF
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Part I - Particulars of Application

Date of Application: 5 December 2023

Application No: 23/00970/FUL

Proposal:	Erection of two dwellings with associated parking and landscaping and boundary treatment
Location:	71 Kenyon Lane, Middleton, M24 2QS

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 development is not considered to reflect the existing street scene and is considered poor design, which would be harmful to the character and appearance of the area. The proposed development does not include any garden space and this is not a characteristic of the area and contributes to a poor design. With no garden being proposed this have a negative impact on the amenity of future occupiers. As such the proposal would not comply with policies DM1, P1, P2, P3 and C3 of the adopted Rochdale Core Strategy, JP-P1 of Places for Everyone, the Guidelines and Standards for Residential Development' (June 2016) SPD and the National Planning Policy Framework.
- 2 By reason of insufficient parking and unsatisfactory vehicular access with inadequate parking, manoeuvring and visibility issues, taking into account of the proposed use and location, the development is unacceptable in regards to highway safety. As such the proposed development fails to accord with Policies T2 and DM1 of the adopted Core Strategy, Policy JP-C1 of Places For Everyone 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 19 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 avoidance of doubt this decision related to the following plans and documents:

Proposed building elevations DR-05
Proposed building elevations with boundary wall DR-06
Proposed building plan DR-04
Proposed Plan DR-03
Section at A-A DR-06
Typical Section Details DR-07
Coal Mining Risk Assessment dated 1 November 2023
Arboriculture Report dated 6th November 2023
Design, Access and Plannign Statement
Tree Constraints Plan
Impact Assessment Plan
Tree Schedule