ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

OUTLINE PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/00645/OUT

Name and address for correspondence:	Applicant name:
Mr Ray Booth 10 Downham Avenue Rossendale BB4 8JY	Ms Lucinda Docker

Part I - Particulars of Application

Date of Application: 4 August 2022

Proposal:	**Outline application (with all matters reserved) for one detached dwelling**
Location:	**Land At Whittle Fold Farm, Whittle Lane, Heywood, OL10 2RD**

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 would constitute inappropriate development in the Green Belt. It would also result in harm to the spatial and visual dimensions of openness and would have an unacceptable impact on highway safety. There are no matters which would clearly outweigh the harm due to inappropriateness and the other identified harm, therefore very special circumstances do not exist. The proposal would conflict with policy G4 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 The application site is accessed via Whittle Lane, which is an unadopted highway. The proposed development would increase vehicle movements, increasing the pressure on infrastructure. The maximum number of dwellings the Council standard would allow to be served by an un-adopted access is five and if planning permission were to be granted this standard would be exceeded. The existing access is not considered appropriate to accommodate the increase in vehicles, including service vehicles. It has not been demonstrated that the proposal could be carried out

without resulting in harm to highway safety. The proposed development is therefore contrary to policy T2 of the adopted Rochdale Core Strategy 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 29 September 2022

Daniela Ripa
Interim 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.

INFORMATIVE:
For the avoidance of doubt, this Decision Notice relates to the following drawings - '2041/LD/03' and '2041/LD/04 Rev.A'