



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00053/FUL

Name and address for correspondence:	Applicant name:
Martin Ashworth JAMES CAMPBELL ASSOCIATES LTD 173 Rochdale Road Milnrow OL16 3BN	RAFAL MACHALINSKI

Part I - Particulars of Application

Date of Application: 23 February 2023

Application No: 23/00053/FUL

Proposal:	Erection of detached dwelling, new off street parking provision and formation of new vehicular access
Location:	18 Eastfield Avenue, Middleton, M24 1DP

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 reason of its size and siting, the proposed dwelling would appear incongruous in its setting within the rear garden of the host dwelling, and would negatively impact the overall visual amenity of the area. This is compounded by the necessary engineering works to change land levels, and the use of retaining walls and will ultimately create a disharmony between the proposed building and surrounding dwellings. The resultant small garden size to serve the proposed dwelling is not characteristic of the locality where dwellings are served by large rear gardens. Overall the development comprises poor design that fails to comply with policies DM1 and C3 of the adopted Rochdale Core Strategy, the guidelines and standards for Residential Development (June 2016) and the National Planning Policy Framework.
- 2 By reason of its siting, size and design, the dwelling will have an overbearing impact on the rear of no.69 and no.71 Farmway, due to it being a dominant feature. The future occupants of the proposed dwelling will suffer a poor standard of amenity due to a bedroom being too small to provide adequate living standards, and the proposed garden is too small to provide a good standard of outdoor amenity space. The application therefore fails to accord with the policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

- 3 The proposed dwelling takes access via an unsuitable unadopted road that is not suited to serve a residential development. In addition, waste receptacles will not be collected from the unadopted road, meaning they need to be taken to the nearest adopted highway for collection. Given the distance, it is likely that receptacles will be stored on the highway or footway. This will result in highway safety concerns for pedestrians particularly for blind, partially sighted or disabled persons. Therefore the proposed access for the dwellinghouse is not safe or suitable. Accordingly the proposal fails to comply with Policy T2 and Policy DM1 of the 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 4 May 2023

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, the decision notice refers to the listed documents:

Location Plan
Site Plans 21.2757.SC1.4
Existing Site Layout Plan 21.2757.1
Proposed Site Layout 21.2757.SC1.1A
Proposed Elevations 21.2757.SC1.3A
Proposed Floor Plans 21.2757.SC1.2B