



Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00523/HOUS

|                                                                  |                      |
|------------------------------------------------------------------|----------------------|
| Name and address for correspondence:                             | Applicant name:      |
| Flocc Studio Ltd.<br>157 Harcourt Street<br>Stockport<br>SK5 6UP | Elzbieta Drabikowska |

### Part I - Particulars of Application

Date of Application: 20 June 2023

|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Erection of boundary fence and sliding gate together with a dropped kerb</b> |
| <b>Location:</b> | <b>42 Gainsborough Drive, Rochdale, OL11 2QT</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 By virtue of its design, scale and siting, the proposed fence and sliding gate to the front boundary is considered to form an incongruous addition to the plot and would appear at odds with the established local character of the immediate and wider estate. The works fail to visually respect the existing scale and design of existing boundary treatments found locally and as such, would fail 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' 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 26 September 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.

For the avoidance of doubt, this decision relates to the following plans;

- TP2.1 Location Plan
- TP2.3 Site Plan - Proposed
- TP5.1 Elevations - Existing and Proposed