ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01205/HOUS

Name and address for correspondence:	Applicant name:
Mr Paul Clark CJ PARTNERSHIP WILDHOUSE COURT WILDHOUSE LANE CASTLETON ROCHDALE OL11 2PG	Mr and Mrs Steve and Elaine Williams

Part I - Particulars of Application

Date of Application: 16 October 2020

Proposal:	**Two storey extension to front and single storey extension to rear following demolition of existing single storey front extension including renovation works**
Location:	**Higher Moorgate Farm, Gristlehurst Lane, Heywood, OL10 4BJ**

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.

Reasons:

1 The proposed extensions would result in a disproportionate addition over and above the size of the original building. The proposal therefore constitutes inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt. No very special circumstances have been identified that would outweigh the harm, and the proposal therefore fails to accord with policy G4 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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 9 December 2020



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Signed on behalf of the Council

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, the decision relates to the following drawings:-
- Location Plan – Drawing No. 04 Rev A
- Existing Site Plan Drawing No. 01
- Elevations as Existing – Drawing No. 03 Rev A
- Plans as Existing – Drawing No. 04
- Proposed Site Layout – Drawing No. 12 Rev A
- Proposed Plans – Drawing No. 06 Rev B
- Proposed East and North Elevations – Drawing No. 09 Rev C
- Proposed West and South Elevations – Drawing No. 10 Rev B
- Proposed Full East and North Elevations – Drawing No. 09 Rev A
- Proposed Full West and South Elevations – Drawing No. 10 Rev A