ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

OUTLINE PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01489/OUT

Name and address for correspondence:	Applicant name:
Mr Robert Hodgson R.A.Fisk and Associates 20 Chorley Road Swinton Manchester M27 5AJ	Mr Ryan Wrigley

Part I - Particulars of Application

Date of Application: 20 January 2021

Proposal:	**Outline application (including access, layout and scale) for the erection of 4 no. dwellings following demolition of existing building - Resubmission of 20/00795/OUT**
Location:	**Site Of Kingdom Hall Of Jehovahs Witnesses, 8A Taylor Street, Heywood, OL10 1EF**

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 result in an unacceptable loss of privacy for the occupiers of no.16 Henry Hill Close in addition to the proposed plot 3. Furthermore, the proposed layout would not permit an adequate standard of light and outlook for the future occupiers of the proposed plot 2. Overall, the proposal would result in an unacceptable standard of amenity for future occupiers and surrounding neighbours. The proposal therefore fails to accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Standards and Guidelines for Residential Development' SPD and the National Planning Policy Framework.

2 The proposed development would introduce an imposing form to the street through the absence of a suitable buffer, presenting a hard edge to the public highway and unduly detracting from the character and appearance of the street scene. This visual

harm of the development would be compounded through additional elements of poor design through unsatisfactory siting of car parking at the proposed plot 2, in addition to the stepped front elevation used on the proposed plot 4. Ultimately, the proposal would fail to constitute a satisfactory standard of design and inflict undue harm to the character and appearance of the street scene. The proposal therefore fails to accord with policy P3 and DM1 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 17 March 2021



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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, this decision relates to the following plans:
Location Plan
Existing Floor Plans
Existing Elevations
3418:07/A - Proposed Site Plan
3418:08/A - Proposed Ground and First Floor Plan
3418/09/A - Proposed Site Section
3418/11 - Street Scenes