



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00273/HOUS

Name and address for correspondence:	Applicant name:
Mr Paul Ambrose R&R Planning Consultants 11 Bankfield Lane Rochdale Greater Manchester OL11 5RJ	Mr Marcel Duffy

Part I - Particulars of Application

Date of Application: 20 March 2023

Proposal:	Erection of a detached single-storey outbuilding to form additional living accommodation and other recreational spaces
Location:	1 Ramsden Farm , Roundthorn Road, Middleton, M24 1ZB

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 outbuilding would constitute a disproportionate and incongruous addition to the application site by virtue of its scale and size and would be detrimental to the visual amenity of the street scene. The proposal therefore constitutes poor design and is contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
- 2 In the absence of a comprehensive Noise Impact Assessment, the application fails to demonstrate how the outbuilding and associated facilities would not harm the amenity of neighbouring properties as a result of undue noise and disturbance. As such the application fails to accord with the requirements of Policies G9 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 15 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.

For the avoidance of doubt, the decision relates to the following drawings:-

- Location Plan. Drg no. 22.128.201. Rev P1
- Existing Site Plan. Drg no. 22.128.202. Rev P1
- Proposed Site Plan. Drg no. 22.128.203. Rev P1
- Proposed GA Floor Plans. Drg no. 22.128.301. Rev P1
- Proposed Roof Plan. Drg no. 22.128.302. Rev P2
- Existing Elevations. Drg no. 22.128.401. Rev. P1
- Proposed Elevations (Outbuilding With Existing House). Drg no. 22.128.402. Rev P1
- Proposed Elevations (Outbuilding). Drg no. 22.128.403. Rev P1
- Site Sections. Drg no. 22.128.501. Rev P1