



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01194/HOUS

Name and address for correspondence:	Applicant name:
Mr Ian Whitworth Progressive 4 Lewisham Road Slaithwaite Huddersfield HD7 5AL United Kingdom	Ms Catherine Hill

Part I - Particulars of Application

Date of Application: 1 December 2023

Proposal:	Erection of garage
Location:	Lightowlers Mews, Lightowlers Lane, Littleborough, Rochdale, OL15 0LN

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 garage represents a disproportionate addition over and above the size of the original dwelling. The proposal therefore constitutes inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt. Additional harm has been identified in terms of the adverse impact on the openness of the Green Belt and through less than substantial harm to the significance of Lightowlers Barn which is identified as a Non-Designated Heritage Asset and to Lightowlers Cottage, which is formally included in the national list at Grade II. No very special circumstances have been identified that would outweigh the harm identified, 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.
- 2 By virtue of its siting, scale, materiality, design and overly domestic appearance, the proposed garage constitutes a conspicuous and non-subservient addition which appears dominant and out of keeping with the agricultural context of the surrounding farm buildings. The proposal would result in less than substantial harm to the significance of Lightowlers Cottage as a listed building through harm to its setting and the host dwelling as a non-designated heritage asset through detracting from its

appearance. No public benefits exist that would outweigh the identified harm. As such, the proposal would fail to accord with Policies DM1, P2 and P3 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 25 January 2024

Melanie Hale
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 Notice relates to the following submitted plans:

- o Location Plan - Drawing No. 01 Rev. 01 received 01/12/2023
- o Existing and Proposed Site Plan - Drawing No. 02 Rev. 05 received 06/12/2023
- o Proposed Floor Plan and Elevations - Drawing No. 05 Rev. 04 received 01/12/2023
- o Proposed Street Scene Drawings - Drawing No. 06 dated 06/12/2023