



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00883/FUL

Name and address for correspondence:	Applicant name:
Mr Leslie Byrne 1 Gainsborough Drive Rochdale OL11 2QT	Mr Leslie Byrne

Part I - Particulars of Application

Date of Application: 6 September 2023

Application No: 23/00883/FUL

Proposal:	Change of use of land to form extension to existing curtilage including a single storey attached garage, together with alterations to boundary treatments and creation of partial hardstanding for vehicular access for parking area - Resubmission of 23/00131/FUL
Location:	1 Gainsborough Drive, Rochdale, OL11 2QT,

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 and siting, the proposed works are considered to be inappropriate and discordant to the character of the surrounding estate with the erosion of prominent green space on a corner junction resulting in significant visual harm. The extension is not considered to respect the character of the site and would appear disproportionate for a dwelling of this size. The addition of permeable paving over the existing grassed area fails to respect the visual amenity and would be detrimental to the verdant character of the estate. As such, the proposal would not 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 1 November 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 plans:

- SP01 Rev C Existing Location and Block Plan
- 004 Rev A Proposed Elevations
- 005 Rev B Proposed Site Plan
- SP02 Rev C Proposed Block Plan
- 006 Rev A Fencing Details
- 003 Rev B Proposed Ground Floor