



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00568/FUL

Name and address for correspondence:	Applicant name:
Mr Malcolm Percy Building Design and Planning Consultancy 5 Newark Place Henhull NANTWICH CW5 6XY	Mr and Mrs Antony Whiteside

Part I - Particulars of Application

Date of Application: 15 July 2024

Application No: 24/00568/FUL

Proposal:	Change of use of dwelling house (Use Class C3) into Special Education Needs School (Use Class F1 (a)); demolition of outbuilding; erection of new single storey classroom building together with alterations to existing access and car park and the installation of multi-use games area and fencing
Location:	Rainshore House, Over Town Lane, Rochdale, OL12 7TQ

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 comprises inappropriate development in the Green Belt that is harmful by definition and furthermore, fails to preserve the openness of the Green Belt and the purposes of including land within it through encroachment. In addition, the development results in harm to landscape character, and potential harm to the living conditions of neighbours. Very special circumstances do not exist as the identified harm (by definition and other harm) is not clearly outweighed by other considerations, and the application is therefore contrary to policies G4, P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy, JP-P1, JP-G9 and JP-G1 of Places for Everyone, and the National Planning Policy Framework.
- 2 Insufficient information has been provided to demonstrate that the proposed development will not harm the living conditions of neighbouring occupiers from increased noise. Accordingly, the proposal is contrary to Policy DM1 and G9 of the Rochdale Core Strategy, Policy JP-P1 of Places for Everyone 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 7 November 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.