



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01494/FUL

Name and address for correspondence:	Applicant name:
AIDEN PHILLIPS-WHALLEY JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN United Kingdom	KASHIF JAMAL

Part I - Particulars of Application

Date of Application: 12 December 2022

Application No: 22/01494/FUL

Proposal:	Change of use of part of land to form extension to existing parking area and erection of 1.93m high fencing/gate
Location:	Land Adjacent 147, Yorkshire Street, Rochdale, OL12 0DR

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. As a result of its height, siting, scale and design, the proposed fencing would be an intrusive, incongruous addition to the character and appearance of the surrounding street scene. Taken as a whole, the proposal fails to produce a satisfactory standard of design and does not take the opportunity to improve the character and quality of the area. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, and guidance contained within the National Design Guide and policies within the National Planning Policy Framework.
2. The proposed development would, by reason of its height, siting and design would fail to safeguard the significance of the adjacent Town Head Conservation Area, nor preserve or enhance the identified Grade II listed buildings, or adjacent Non-Designated Heritage Assets, and would result in less than substantial harm to their significance, which is not justified, mitigated, or outweighed by public benefit. On this basis the application is contrary to Policies P1, P2, 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 6 April 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.

INFORMATIVE:

For the avoidance of doubt, this decision relates to the following list of submitted plans / documents:

- o Site Location Plan
- o Existing Block Plan/Elevations 21.2753.1A
- o Proposed Block Plan/Elevations 21.2753.2A