



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00029/FUL

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 Rochdale Road Firgrove Milnrow Rochdale OL16 3BN	TONY SHATCLIFF

Part I - Particulars of Application

Date of Application: 16 May 2024

Application No: 24/00029/FUL

Proposal:	Relocation of boundary wall to form extension of existing garden
Location:	13 Jonas Moore Close, Littleborough, OL15 8DP

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 siting, scale and design, the proposed boundary wall would project forward of the established building line and constitutes an obtrusive and incongruous form of development which undermine the spatial relationship and character of the street scene. The proposed works would not be well-designed and therefore fails to 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', the adopted Places for Everyone Joint Development Plan, 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 16 July 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 - received 11/04/2024
- o Existing and Proposed Site Plan - Drawing No. 23.3241.4A received 11/04/2024
- o Existing and Proposed Floor Plans and Wall Front Elevation - Drawing No. 23.3241.1A received 11/01/2024
- o Existing Elevations - Drawing No. 23.3241.2 received 11/01/2024
- o Proposed Elevations - Drawing No. 23.3241.3A received 11/01/2024