



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00935/FUL

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 418 Bury Road Rochdale OL11 5EU	Shaheryar Ahmed

Part I - Particulars of Application

Date of Application: 18 November 2024

Proposal:	Use of land as extension to private garden and erection of 850mm high boundary fence
Location:	153 Hill Top Drive, Rochdale, OL11 2SB,

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 use of the land for residential use would be detrimental to its function, and to the character and appearance of the surrounding area. The applicant has failed to demonstrate that the existing urban greenspace has limited value, or that the proposal would help meet other sustainability or local regeneration objectives and has not made alternative provision. As such the proposal is contrary to policies G6, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 13 January 2025

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.

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.

For the avoidance of doubt this decision relates to the following plans:

Site Location Plan

Proposed Fence 2031/1

Proposed Fence 2031/2