

Planning (Listed Buildings and Conservation Areas) Act 1990

REFUSAL OF LISTED BUILDING CONSENT

APPLICATION REFERENCE: 24/00049/LBC

Name and address for correspondence:	Applicant name:
Mr Andrew Chapman Synergy Design Concepts Ltd 1 Kearstwick cottage Kearstwick Kirkby Lonsdale CARNFORTH LA62EB United Kingdom	MR A MARSH

Part 1 - Particulars of Application

Date of Application: 19 July 2024

Proposal:	Demolition of existing garage and erection of new garage/outbuilding with solar panels above
Location:	15 Broadhalgh Avenue, Rochdale, OL11 5LW,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that consent has been **Refuse** for the carrying out of the development referred to in Part 1 hereof for the following reason(s).

Reasons:

- 1 Insufficient information has been submitted to fully assess the impact of the proposed works on the historic significance of the Grade II listed building. Notwithstanding, the development would result in less than substantial to the significance of the listed building. The scale and design of the garage would result in an intrusive feature which would not appear subservient to, or in keeping with, the listed building. Furthermore, the proposed public benefit, the installation of solar panels, is not considered sufficient justification for the adverse impact on the listed building. The application is therefore contrary to policy P2 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Date Decision Issued 14 October 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.

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.

This decision relates to the following plans:

- Proposed plans: 0.02a
- Existing floor plans, elevations, and site plan: 0.01A
- Preliminary Bat Roost and Breeding Bird Assessment (Miranda Cowan Ecology Ltd., 14/03/2023)
- Supporting Statement and Heritage Statement (MacMarshalls, 18/11/2023)
- Aboricultural Impact Assessment
- Tree constraints plan (MMA Tree Consultancy)