



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01394/HOUS

Name and address for correspondence:	Applicant name:
Mr Tony Dust P A Dust Architect 1 Spring Mill Spring Street Uppermill Oldham OL3 6AJ	Mr Daniel Dempsey

Part I - Particulars of Application

Date of Application: 27 October 2022

Proposal:	Erection of front boundary wall and fencing including installation of gates for vehicle and pedestrian access - Retrospective (resubmission of 22/00358/HOUS)
Location:	9 Brooklands Court, Rochdale, OL11 4EJ

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 design and siting, the proposed boundary treatment would represent an incongruous form of development at a highly prominent location within the street scene and would appear discordant with the verdant character of the estate, resulting in visual harm to the character and appearance of the street scene. As such, the proposal would not 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' 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 22 November 2022

**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.

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

- Location Plan
- Original roof and site plan Drg. No. DD02/1022/04
- Existing site plan Drg. No. DD02/1022/05
- Existing and Original Boundary Elevations. Drg no. DD02/1022/06