

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00478/HOUS

Name and address for correspondence:	Applicant name:
Mr Adam Ellis KDB Services Ltd 28 Bridge Street Bury BL9 6HH	Mr Ian Greenwood

Part I - Particulars of Application

Date of Application: 16 June 2025

Proposal:	Single storey side and rear extension, formation of hardstanding and alterations to rear fenestration following demolition of existing garage and kitchen extension.
Location:	Five Trees, Birtle Road, Heywood, Rochdale, BL9 6UT

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 development comprises inappropriate development in the Green Belt that is harmful by definition and furthermore, fails to preserve the openness of the Green Belt. Very special circumstances do not exist as the identified harm (by definition and other harm) is not clearly outweighed by other considerations, and the application is therefore contrary to policies PfE Policy JP-G9 (The Green Belt) 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 7 August 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.

For the avoidance of doubt, the decision notice relates to the following plans and supporting reports:

Green Belt Statement prepared by KDB Services Ltd
Location Plan
Existing Site Plan
Site Plan
Block Plan
Existing Floor Layouts & Elevations. Dwg no. 001. Rev A
Proposed Floor Layouts & Elevations. Dwg no. 002. Rev A