

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00952/HOUS

Name and address for correspondence:	Applicant name:
Mr Mark Hobson MRH Planning Services The Old Post Room 34 Chew Valley Road Greenfield OL3 7DA	Mrs Claire Smith

Part I - Particulars of Application

Date of Application: 10 October 2024

Proposal:	Proposed 1.0 metre high wall and 1.5 metre laurel hedge along front boundary of the residential curtilage including 1.8 high fence with automated gate
Location:	26 Linnet Hill, Rochdale, OL11 4DA,

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, excessive height and width, composite material and design, the proposed 1.8m-high fence and gate would constitute an obtrusive and incongruous feature which is wholly out of keeping with the prevailing character and appearance of the surrounding street scene and would result in undue visual harm in this regard. The proposal would not be well-designed and would fail to accord with Policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', Policy JP-P1 of 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 5 December 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:

- Location Plan - Drawing No. 772-01 Rev. A received 30/09/2024
- Existing Site Plan - Drawing No. 772-02 received 30/09/2024
- Existing Site Plan - Drawing No. 772-05 received 30/09/2024
- Proposed Site Plan - Drawing No. 772-06 Rev. A received 30/09/2024
- Existing Front Elevation - Drawing No. 772-07 received 10/10/2024
- Existing Boundary Details - Drawing No. 772-08 received 10/10/2024
- Proposed Front Elevation - Drawing No. 772-04 received 30/09/2024
- Proposed Boundary Details - Drawing No. 772-03 received 30/09/2024