

Town and Country Planning (General Permitted Development) (England)
Order 2015

REFUSAL OF PRIOR APPROVAL

APPLICATION REFERENCE: 25/00109/AGR

Name and address for correspondence:	Applicant name:
Mr Mark Jones Mark Jones Planning Consultancy 4 Sykes Close Greenfield OLDHAM OL3 7PT	Mrs and Mrs MS & PM Dawson

Part 1 - Particulars of Application

Date of Application: 3 February 2025

Proposal:	Prior approval for the erection of an agricultural building with associated engineering works,
Location:	Sparrow Row, Hillside Cottage , Edenfield Road, Rochdale, Rochdale, OL12 7TU

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby determines that the application in respect of the development described in respect of the land specified hereto **DOES NOT** satisfy the conditions which apply to agricultural permitted development under Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and **refuses** prior approval for the following reason(s).

Reasons:

- 1 The proposal does not benefit from permitted development rights under Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) as Part 6, Class A of the GPDO requires any building erected to be reasonably necessary for the purposes of agriculture within that unit. The application has failed to demonstrate through the submission of appropriate evidence that the development is reasonably necessary for the purposes of agriculture.

Date Decision Issued 28 February 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 does not benefit from permitted development rights under Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) as Part 6, Class A of the GPDO requires any building erected to be reasonably necessary for the purposes of agriculture within that unit. The application has failed to demonstrate through the submission of appropriate evidence that the development is reasonably necessary for the purposes of agriculture.

Informative

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

- o Application Form dated 03/02/2025
- o Planning Statement dated January 2025
- o Location Plan
- o Proposed Site Plan - received 03/02/2025
- o Front and Rear Elevations as Proposed - received 03/02/2025
- o Side Elevations as Proposed - received 03/02/2025
- o Floor and Roof Plan as Proposed - received 03/02/2025
- o Building Sections as Proposed - received 03/02/2025