



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00976/FUL

Name and address for correspondence:	Applicant name:
Mr Don Hobson Designby Ltd Greentop Old Mount Road Marsden HD7 6NN	Mr William Byrne

Part I - Particulars of Application

Date of Application: 28 September 2023

Application No: 23/00976/FUL

Proposal:	Erection of 1 no. dwelling to land/garden area including new vehicular access/hardstanding, disabled ramp access and boundary treatments following demolition of a single storey extension and 2 no. outbuildings
Location:	100 Lewis Drive, Heywood, Rochdale, OL10 3NB

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 reason of its size and siting and design the proposed dwelling would appear incongruous in its setting within the rear garden of the host dwelling, and would negatively impact the overall visual amenity of the area. The proposed materials do not fit in with the surrounding street scene. Overall the development comprises poor design that fails to comply with policies DM1 and C3 of the adopted Rochdale Core Strategy, the guidelines and standards for Residential Development (June 2016) and the National Planning Policy Framework.
- 2 By reason of its siting, size and design, the dwelling will have an overbearing impact on the rear of no 98, 76 and 74 Lewis Drive. The application therefore fails to accord with the policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
- 3 The proposed dwelling takes access via an unsuitable unadopted road that is not suited to serve a residential development. It is not clear how the proposed dwelling would be serviced. In addition, Council parking standards are not met and this will restrict access rights for neighbours. Therefore the proposed access for the

dwellinghouse is not safe or suitable. Accordingly the proposal fails to comply with Policy T2 and Policy DM1 of the Core Strategy 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 18 January 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.

INFORMATIVE:

The decision is made in accordance with the following plans:

Site Plans Existing and Proposed PP.04
Proposed Elevations - North and West PP.02
Proposed Elevations - East and South PP.03