

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00874/FUL

Name and address for correspondence:	Applicant name:
Ms Susan Crowley Hera Planning 45 Carr Bank Lane Sheffield S11 7FB	Ms Olivia McKee

Part I - Particulars of Application

Date of Application: 3 September 2025

Application No: 25/00874/FUL

Proposal:	Demolition of existing dwelling and erection of a replacement dwelling together with associated landscaping and parking
Location:	Hollingworth Heights , Peanock Lane, Littleborough, Rochdale, OL15 0AD

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. Additionally, the proposed development would have an unacceptable impact on the character and appearance of the application site and the surrounding area including the special qualities and characteristics of the landscape setting. 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 CS Policies DM1, P1, P2 and P3, PfE Policies JP-G1, JP-G9 and JP-P1 and the NPPF.

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 29 October 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:

- Planning Statement (HERA Planning, August 2025)
- Landscape & Visual Impact Appraisal (tpm landscape, July 2025, revA)
- Energy Report (elmhurst energy, July 2025)
- Design And Access Statement (Kimble Roden, July 2025)
- Arboricultural Report & Impact Assessment (AWA Tree Consultants, August 2025)
- Arboricultural Method Statement (AWA Tree Consultants, August 2025)
- Preliminary Ecological Appraisal (Rachel Hacking Ecology, April 2025)
- Bat Activity Survey Report (Estrada Ecology, July 2025)
- Biodiversity Enhancement Plan (Estrada Ecology, July 2025)
- Biodiversity Net Gain (BNG) Exemption Statement.
- Landscape Layout. Dwg no. 101. Rev C
- Planting Plan. Dwg no. 201. Rev B
- Existing Plans and Elevations. Dwg no. P/01
- Existing Site Plan. Dwg no. P/02
- Proposed Site Plan. Dwg no. P/03
- Proposed Plans. Dwg no. P/04
- Proposed Elevations. Dwg no. P/05
- Proposed Elevations and Sections. Dwg no. P/06
- Location Plan. Dwg no. P/08