



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01280/FUL

Name and address for correspondence:	Applicant name:
Mr Joe Jennings ExtensionsNW Ltd 3 Cribden Street Rawtenstall Rossendale bb4 8hz	Mr Phil Henstock

Part I - Particulars of Application

Date of Application: 20 January 2025

Application No: 24/01280/FUL

Proposal:	Erection of 2 no. 2 bedroom detached bungalows with associated parking and landscaping
Location:	Land Adjacent To 70 Kirkway, Middleton, M24 1EL,

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, by reason of the layout and the siting of the proposed dwellings behind the established building line would appear cramped and poorly related to existing forms of development which would not be well-designed, giving rise to a harmful impact on the surrounding character and appearance of the area. On this basis the proposed development is contrary to policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 2 The proposed development by reason of its cramped and contrived arrangement, would fail to provide a satisfactory rear garden space and would subsequently be harmful to the living conditions for the future occupiers of both Plots 1 and 2. Furthermore, owing to the arrangement of boundary treatments, the main living areas within each dwelling would be oppressed and deprived of access to natural light and outlook, with the first floor main bedrooms also deprived of natural light and outlook by only being served by a single roof light. The proposals are in clear conflict with the aims and aspirations of Policy DM1 of the adopted Rochdale Core Strategy, 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 25 March 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 relates to the following plans:

Location Plan
Existing Site Plan
Proposed Site Plan
Proposed Plot 1 Elevations and Floor Plans Drwg No 3297-03
Proposed Plot 2 Elevations and Floor Plans Drwg No 3297-04