



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00131/FUL

Name and address for correspondence:	Applicant name:
Mr Alan Palmer 11 Lilac View Close Shaw Oldham OL2 8QF	Mr Leslie Byrne

Part I - Particulars of Application

Date of Application: 2 March 2023

Application No: 23/00131/FUL

Proposal:	Change of use of land to form extension to existing curtilage including a single storey attached garage, together with alterations to boundary treatments and creation of hardstanding
Location:	1 Gainsborough Drive, Rochdale, OL11 2QT,

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 design and siting, the proposed works are considered to be inappropriate and discordant to the character of the surrounding estate with the erosion of prominent green space on a corner junction resulting in significant visual harm to the street scene and the character of the local area. The extension is not considered to respect the character of the site and would appear disproportionate for a dwelling of this size. The addition of permeable paving and a 1.5m boundary fence fails to respect the visual amenity and would be detrimental to the verdant character of the estate. As such, the proposal would not accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework
- 2 By virtue of its siting, the proposed 1.5m boundary fence would pose significant road safety issues regarding the reduced visibility for drivers emerging from the adjacent driveway at 10 Hogarth Road. The proposal would therefore fail to accord with Policy DM1 of the adopted Rochdale Core Strategy and paragraph 111 of 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 27 April 2023

Daniela Ripa
Interim 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:

- SP01 REV A EXISTING LOCATION AND BLOCK PLAN
- SP02 REV A PROPOSED BLOCK PLAN
- 003 REV A PROPOSED GROUND FLOOR PLAN
- 004 PROPOSED ELEVATIONS
- 005 REV A PROPOSED SITE PLAN
- 006 FENCING DETAILS