

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00206/HOUS

Name and address for correspondence:	Applicant name:
Zach Thorp Thorp Design Services Ltd 2 Chatton Close Bury BL8 2UE United Kingdom	Kirsty Makin

Part I - Particulars of Application

Date of Application: 1 March 2024

Proposal:	First floor rear extension
Location:	Red Bank House , Birtle Road, Heywood, Rochdale, BL9 6TZ

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. In addition, the proposed extension would fail to respect the character of the host dwelling and would result in harm to the visual amenity of the street scene. 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 policies JP-G9 and JP-P1 of the Places for Everyone Joint Development Plan, policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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 30 April 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.

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- Location Plan. Dwg no. ZT24-196-00
- Existing Site Plan. Dwg no. ZT24-196-01
- Existing Ground Floor Plan. Dwg no. ZT24-196-02
- Existing First Floor Plan. Dwg no. ZT24-196-03
- Existing Elevations. Dwg no. ZT24-196-04
- Proposed Site Plan. Dwg no. ZT24-196-05
- Proposed Ground Floor Plan. Dwg no. ZT24-196-06
- Proposed First Floor Plan. Dwg no. ZT24-196-07
- Proposed Elevations. Dwg no. ZT24-196-08