ROCHDALE
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Full Planning Application

APPLICATION REFERENCE: PL/2026/0031

Applicant	Agent
D Chapman C/O Agent	Steven Hartley (HP and DA Ltd) Swallow Barn, Lower Chapel Hill Hurst Lane, Rawtenstall BB4 8TN

Part I - Particulars of Application

Proposal: Erection of a one bedroom detached dwelling together with associated parking and landscaping (Retrospective)
Location: Land to the north of No. 19 Salley Street (known as 'Summit Cabin')
Calderbrook Road
Littleborough
OL15 9NG
Valid On: 23 February 2026

DECISION: REFUSE PERMISSION

Refusal(s) (5)

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 and the purposes of including land within it through encroachment. 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 PfE Policy JP-G9 (The Green Belt) and the National Planning Policy Framework.

2 The proposed development fails to meet the Nationally Described Space Standards with regard to the proposed bedroom size and the development therefore does not succeed in providing an acceptable level of occupier amenity contrary to PfE Policy JP-H3.

3 The proposed development would contribute to poor quality residential accommodation due to a lack of natural light and quality of outlook from habitable rooms, and an absence of any external amenity space. The proposal would therefore be in conflict with Policies DM1, and P3 of the Rochdale Core Strategy and Policies JP-S1 of the Places for Everyone Joint

Development Plan and Chapter 12 of the Framework in this respect, in particular paragraphs 135 and 139.

4 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.

5 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 of Decision: 20/04/2026

Melanie Hale
Head of Planning

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.

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INFORMATIVE:
If you are unhappy with the decision to refuse permission you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at https://www.gov.uk/government/publications/planning-appeals-procedural-guide.