

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Householder Planning Application**

APPLICATION REFERENCE: 25/01040/HOUS

Applicant Caterina Buonocore 19 Town House Road Littleborough Rochdale OL15 9BG	Agent Mr Steven King Gamble King & Noone Limited First Floor 5 Queen Street Oldham OL1 1RD
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Part I - Particulars of Application

Proposal: Erection of new 1.55m high boundary fencing - retrospective
Location: 19 Town House Road Littleborough Rochdale OL15 9BG
Valid On: 1 May 2026

DECISION: REFUSE PERMISSION**Refusal(s) (1)**

- 1 By virtue of its siting, height, scale, design and appearance, together with the replacement of a low-level, visually permeable boundary treatment and associated soft landscaping, the installed boundary fence constitutes an unsympathetic and visually prominent form of development which inflicts undue harm on the character and appearance of the application property and the immediate street scene. The development fails to respond positively to its context, does not make a positive contribution to local character and would not be well-designed. The proposal therefore represents an unsatisfactory standard of design and appearance, contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', the National Design Guide and the National Planning Policy Framework.

Date of Decision: 15/07/2026

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.

Your attention is drawn to the following (1)	
1	The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

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>.