

Report to Planning and Licensing Committee



Date of Meeting	8 August 2019
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Alison Truman
Public/Private Document	Public

<b>Application:</b> 17/00838/FUL	<b>Township:</b> Heywood	<b>Ward:</b> North Heywood
<b>Appeal Reference:</b> APP/P4225/W/18/3199802		<b>Decision level:</b> Delegated
<b>Site Address:</b> Dumfries Bungalow, 164 Rochdale Road East, Heywood OL10 1QU		
<b>Proposal:</b> Change of use from agricultural land to garden area and retention of garden wall and part driveway (cross hatched on the submitted plan) - Retrospective		
<b>Applicant:</b> Mr Melvin Cordwell		<b>Agent:</b> Les Foey
<b>Planning Inspectorate Decision:</b> Appeal Dismissed – 30 <sup>th</sup> May 2019		
<ul style="list-style-type: none"> <li>– The application for retrospective planning permission was refused on the grounds that the development was inappropriate in the Green Belt and also caused harm to the visual amenities of the area. Very special circumstances did not exist which would clearly outweigh the harm caused.</li> <li>– The Inspector agreed and the appeal proposal was therefore found to be contrary to Policy G4 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.</li> <li>– The necessary enforcement action will be taken to ensure the requirements of the previously upheld enforcement notice are now complied with.</li> </ul>		