

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

Application: 17/00839/FUL	Township: Heywood	Ward: North Heywood
Appeal Reference: APP/P4225/W/18/3199799		Decision level: Delegated
Site Address: Dumfries Farm, 162 Rochdale Road East, Heywood OL10 1QU		
Proposal: Erection of detached garage and change of use of land (shown cross hatched on submitted plans) from agricultural to garden area - Retrospective		
Applicant: Mrs Alison McGuigan		Agent: Les Foey
Planning Inspectorate Decision: Appeal Dismissed – 29 th May 2019		
<ul style="list-style-type: none"> – The application for retrospective planning permission was refused on the grounds that the detached garage, by virtue of its size and scale, constitutes a disproportionate addition to the original dwelling and therefore represents inappropriate development in the Green Belt. In addition, the change of use of land to domestic curtilage represents inappropriate development in Green Belt. Very special circumstances do not exist which would clearly outweigh the harm by reason of inappropriateness, and other identified harm to the street scene and visual amenities of the area. – 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. – The necessary enforcement action will be taken to ensure the requirements of the previously upheld enforcement notice are now complied with. 		