

Report to Planning and Licensing Committee



Date of Meeting	2 September 2021
Portfolio	Councillor John Blundell, Cabinet Member for Economy and Communications
Report Author	Ryan Killeen
Public/Private Document	Public

Application: 20/01517/FUL	Township: Rochdale	Ward: Bamford
Appeal Reference: APP/P4225/D/21/3272864		Decision level: Delegated
Site Address: 27 Spring Bank Lane, Rochdale OL11 5SE		
Proposal: Outline application (including access and layout) for the erection of two two-storey dwellings - Resubmission of 20/00089/OUT		
Applicant: Mr and Mrs Bentham		Agent: Mr Simon Plowman
Planning Inspectorate Decision: Appeal Dismissed – 19 August 2021		
<ul style="list-style-type: none"> – The application was refused due to the impact that the proposal would have on the character and appearance of the area, creating a dense cluster of buildings that would not be sympathetic to the surrounding area. – The Inspector considered plot 1 to be out of keeping with the surrounding area due to the small size of the dwelling, its deep set-back and narrow road frontage, and the shared access arrangements, further stating that it would appear ancillary to the larger and more imposing appeal property. – In respect of plot 2, the Inspector considered the close juxtaposition of the dwellings and their conspicuous disparity in size would be discordant and out of keeping with the surrounding established townscape character. – The Inspector agreed that the large plot of no.27 could accommodate a greater number of dwellings, however, the central siting and the orientation and size of no.27 would not readily lend itself to subdivision of its garden and the proposed plots and dwellings would not be well related to surrounding buildings. – The Inspector considered that the tall, dense boundary vegetation to Spring Bank Lane would likely be removed or reduced to mitigate its impact on plot 2, which would be harmful to the verdant wooded character of the street scene. – The Inspector concluded that the proposal would harm the character and appearance of the area. It would conflict with Policies P3 and DM1 of the Rochdale Adopted Core Strategy Adopted October 2016 and the National Planning Policy Framework. 		