

**TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(as amended)**

Prior Approval Required and Refused

APPLICATION REFERENCE: NOT/2025/1349

Applicant Mr Murphy (Arvaya Developments Ltd) 442 Edenfield Road Rochdale OL12 7PD	Agent Mr Richard Shuttleworth (Equilibrium Architects Ltd) 3 Manchester Road Bury BL9 0DR
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Part I - Particulars of Application

Proposal: Prior Approval for proposed change of use of the 2 upper floors from hairdresser (Class E) to 2 no. residential flats (Class C3)
Location: 442 EDENFIELD ROAD, ROCHDALE, OL12 7PD
Valid On: 19 December 2025

DECISION: PRIOR APPROVAL REQUIRED AND REFUSED

Refusal(s) (1)

- 1 The proposed development would fail to provide adequate natural light into all habitable rooms of the apartments to provide an acceptable level of amenity for future occupiers. The proposal is therefore contrary to G.1(d)(iv) of Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior Approval is therefore required and refused.

Date of Decision: 12/02/2026

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.

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>.