

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

APPLICATION REFERENCE: NOT/2026/0134

Applicant The Riverlow Group C/o	Agent Sam Golding (Gold Sketch Studios Ltd) 55a Bury Old Road Prestwich M24 0FG
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Part I - Particulars of Application

Proposal: Prior approval for change of use from of basement from offices (Class E) to 2no. x 1 bedroom apartments (Class C3)

Location: 9 JOHN STREET, ROCHDALE, OL16 2HP

Valid On: 22 January 2026

DECISION: PRIOR APPROVAL REQUIRED AND REFUSED

Refusal(s) (1)

- 1 Insufficient information has been submitted with the application to enable the Local Planning Authority to establish whether all habitable rooms of the dwellinghouses would have access to adequate natural light. The application is not supported by a Daylight and Sunlight Assessment. As such, the proposed development does not satisfy the requirements of Section 2(f) of Paragraph MA.2 and is therefore not permitted under Class MA of Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date of Decision: 17/03/2026

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	For the avoidance of doubt, this decision relates to the following list of plans: • Existing Plans. Dwg no. 002A • Existing Elevations. Dwg no. 002B • Proposed Plans. Dwg no. 003A • Proposed Elevations. Dwg no. 003B • Site – Existing & Proposed. Dwg no. 502 • 'Acoustic Assessment' by Tempo Compliance Testing LTD, dated 07/12/2025, report no. 526-975-07-12

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>.