

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: 25/00568/FUL

Applicant Mr Michael Thomas 5 Kiln Lane Milnrow Rochdale OL16 3JF	Agent JHA Pulmann 18A Bridge Street Milnrow Rochdale OL16 3ND
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Part I - Particulars of Application

Proposal: Change of use from dwellinghouse to 3no self-contained flats including alterations to fenestration and external elevations - Retrospective

Location: Mayfield Motors Tim Bobbin Garage 5 Kiln Lane Milnrow OL16 3JF

Valid On: 4 December 2025

DECISION: REFUSE PERMISSION**Refusal(s) (2)**

- 1 The proposed development would fail to provide acceptable living conditions for the occupants of the lower ground floor unit as it would receive poor levels of natural light and outlook due to the internal layout and reliance on small, high level windows to the bedroom and lounge in particular. The proposal therefore fails to secure a high standard of amenity, contrary to policy DM1 of the Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 2 By reason of the immediate proximity of the proposed residential accommodation to the adjoining MOT garage, and in the absence of any planning mechanism to control the noise generating operations on that neighbouring site, future occupants would be exposed to intermittent and intrusive noise, particularly from the use of the rear access with roller shutter. This noise cannot be effectively mitigated and would result in unacceptable harm to the living conditions of future residents. The proposal is therefore contrary to Policies G9 and DM1 of the Rochdale Core Strategy and Paragraph 135 of the National Planning Policy Framework, which

together require development to secure a high standard of amenity for future users.

Date of Decision: 18/03/2026

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 (2)	
1	The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.
2	For avoidance of doubt the decision relates to the following plans and documents: - M25/028/100 Location plan - M25/028/101 Existing Site Plan - M25/028/102 Existing Floor plans (Pre-existing) - M25/028/103 Existing Elevations (pre-existing) - M25/028/104 Proposed Site Plan (as existing) - M25/028/106 Proposed Elevations (as existing) - M25/028/105A Proposed Plans (as proposed)

	- Flood Risk Assessment, reference 96326-JHS-KilnLn dated November 2025 - Residential Noise Assessment, reference NP-013396, produced by Nova Acoustics - Heritage Statement prepared by JHA Pulman, reference M25-028-HS dated 10.10.25 - BNG exemption statement dated 18.09.2025 - Planning Statement produced by JB Design Services
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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>.