

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

APPLICATION REFERENCE: 25/01034/FUL

Applicant Sharon Ashton 165 Bury New Road Whitefield M45 6AB	Agent Chris Wilkinson 5 Highmeadow Ringley Wood Outwood Manchester M26 1YN
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Part I - Particulars of Application

Proposal: Demolition of existing building and construction of new 3 storey building, with commercial (Use Class E) at ground floor and 2 x 3 bed flats at first floor and second floor and creation of parking to rear

Location: 61 Church Street Heywood OL10 1LJ

Valid On: 28 January 2026

DECISION: REFUSE PERMISSION**Refusal(s) (4)**

- 1 By reason of its materiality, use of fenestration and absence of any meaningful architectural detailing, the proposed development would fail to respond positively to the character and appearance of the surrounding area and would ultimately fail to be well-designed. Furthermore, the poor design also does not provide a safe and secure development free from fear of crime. As such the proposed development would conflict with Rochdale Core Strategy Policies P1, P3, C3 and DM1, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 2 By reason of its excessive scale, height, massing and insufficient separation distances, the proposed development would have a detrimental impact on the living environment of neighbouring properties in terms of loss of light, overshadowing, visual dominance and overbearing effects which is contrary to Policies DM1 and G9 of the Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the Council's Guidelines and Standards for Residential Development SPD and the NPPF.

- 3 The proposed development fails to provide an appropriately sized, placed and orientated windows to all habitable rooms and would not provide adequate outlook and levels of natural light contrary to Policies DM1 and G9 of the Core Strategy, PfE Policies JP-P1, JP-S2 and JP-H3, and the National Planning Policy Framework.
- 4 The application has failed to provide sufficient information in respect of a comprehensive drainage strategy and a SuDS Assessment within a critical drainage area. On the basis that the proposals cannot demonstrate that they would not increase the risk of flooding within an area identified as having critical drainage problems. The proposal is contrary to Policy G8 of the Core Strategy, Policies JP-S4 of the Places for Everyone Joint Development Plan and the NPPF.

Date of Decision: 25/03/2026

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 (3)	
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	The assessment of this application is based on the following drawings: • Drawing No: 2891_HEY_03_Planning_Rev_C – Proposed Plans & Elevations - Received on 14th November 2025 • Location Plan - Received on 19th December 2025 • Drawing No: 2891_HEY_02_Planning_Rev_B – Existing Plans & Elevations -Received on 28th January 2026

3	The applicant is advised that the Council offer a pre-application service which any future scheme could benefit from prior to submitting a future planning application: About pre-application planning advice and charges Pre-application planning advice and charges Rochdale Borough Council
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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>.