



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**Full Planning Application**

APPLICATION REFERENCE: PL/2026/0089

<b>Applicant</b> Ms SEMAH IRSHAD 679-681 Manchester Old Road Middleton Rochdale M24 4GF	<b>Agent</b> MR MOHAMMED YASEEN 53, Manley Road Oldham Greater Manchester OL8 1AS
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Part I - Particulars of Application

**Proposal:** Change of use of ground floor retail unit (Use Class E) to one self-contained flat (Use Class C3) demolition of existing extension and erection of single-storey rear extension and alteration to fenestration to front and rear elevations”

**Location:** 679-681 MANCHESTER OLD ROAD, MIDDLETON, MANCHESTER, M24 4GF

**Valid On:** 16 February 2026

**DECISION: REFUSE PERMISSION**

**Refusal(s) (1)**

- 1 By virtue of the inadequate internal floor space of Bedroom 2 and limited outlook from its sole habitable window, the proposed development would fail to provide an acceptable level of amenity for future occupiers. The proposed development therefore falls contrary to Policy JP-H4 of the Places for Everyone Joint Development Plan, Policy DM1 of the adopted Rochdale Core Strategy, Paragraph 4.1(iii) of the housing SPD, and the National Planning Policy Framework.

Date of Decision: 10/04/2026

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.

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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>.