



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00664/FUL

Name and address for correspondence:	Applicant name:
Mr Subhan Saleem 64 Heaton Street Prestwich Manchester M25 1HH United Kingdom	Mr Tariq

Part I - Particulars of Application

Date of Application: 8 August 2023

Application No: 23/00664/FUL

Proposal:	Change of use of first and second floor beautician shop (Class E) to no1 three bedroomed flat (Class C3) with changes to fenestration on the rear second floor elevation
Location:	73 Yorkshire Street, Rochdale, OL16 1DB,

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **REFUSED** for the carrying out of the development referred to in Part I hereof for the following reason(s).

Reasons:

- 1 The proposed development involves the creation of habitable rooms with severely limited and poor quality outlook that represents poor design and would result in an unacceptable level of amenity for future occupants. By virtue of the location, orientation and scale of the proposals and the neighbouring properties, this limited outlook would also result in unacceptable levels of natural daylight to habitable rooms. Overall these conditions would not provide high quality accommodation and would represent a poor standard of living for occupants. As such the proposals would be contrary to policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.
- 2 The proposed development will result in residential accommodation at second floor which would directly face into a window of No 2 Reed Hill, and would fail to meet the Council's guidance in respect of privacy distances. As a result of the development, the proposal would result in an unacceptable privacy impact upon the occupants of the development, and would result in a poor level of amenity. The proposal would be contrary to policies P3 and DM1 of the adopted Rochdale Core Strategy, the

Procedure Statement:

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.

Date Decision Issued 22 January 2024

Melanie Hale
Head of Planning Services

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.

INFORMATIVE:

For the avoidance of doubt, this Decision Notice relates to the following drawings:

Location Plan Sheet 1 Rev A (Dated 16/06/2023)

Existing Plans Sheet 2 Rev A (Dated 16/06/2023)

Proposed Plans Sheet 3 Rev A (Dated 16/06/2023)

Elevations Sheet 4 Rev A (Dated 16/06/2023)

Proposed Site Plan Sheet 5 Rev A (Dated 16/06/2023)