

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01280/FUL

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services Building Design Services 6 Stock Close Rochdale OL12 6BB	Mr M Razaq

Part I - Particulars of Application

Date of Application: 19 October 2022

Application No: 22/01280/FUL

Proposal:	Change of use from office (Class E) to taxi booking office (Sui-Generis)
Location:	77 Church Street, Littleborough, OL15 8AB

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 application site lies in close proximity to a number of residential properties. The activity associated with the proposed opening hours would lead to noise and disturbance late into the night and early morning that would be significantly harmful to the amenity of the nearby residential occupiers. Therefore, the proposal is contrary to Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 2 No off-street car parking facilities over which the applicant has full control are proposed and as such insufficient parking for the taxi booking office has been provided. Church Street is a part of the strategic highway and there is limited allocated parking on this part of Church Street. Picking-up and waiting outside the taxi booking office will interrupt the free flow of traffic and have a detrimental impact on road safety. The applicant property is also adjacent to an existing taxi booking office and there are existing highway safety problems on this section of Church Street caused by taxis parking and waiting outside the existing taxi booking office. The addition of another taxi booking office would exacerbate the existing highway safety concerns and therefore would have a detrimental impact upon the function and safety of the highway on a busy strategic highway. The proposal is therefore contrary to Policies DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.

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 1 February 2023

Daniela Ripa
Interim 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

1948/1 - Existing site plan and existing floor plans

1948/2 - Proposed site plan and proposed floor plans