ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00505/FUL

Name and address for correspondence:	Applicant name:
Mr FRANK SMITH JAMES CAMPBELL ASSOCIATES CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW ROCHDALE OL16 3BN	Mr SAJID MOHAMMED

Part I - Particulars of Application

Date of Application: 30 May 2019 Application No: 19/00505/FUL

Proposal:	**Change of use of first and second floors to form 3 flats (1no. 2 bedroom flat and 2no.studio flats) including installation of external staircase and first floor door opening to rear elevation following removal of air conditioning units and signage to rear elevation**
Location:	**99 Yorkshire Street, Rochdale, OL16 1DW**

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 residential units would not result in a satisfactory standard of amenity for the future occupiers due to the substandard floor space of the units including inadequately sized bedrooms which do not meet the minimum requirements of the 'Technical Housing Standards - Nationally Described Space Standards'. As such the application is contrary to the relevant parts of Policy DM1 of the adopted Rochdale Core Strategy, the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development (2016) 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 25 July 2019



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Signed on behalf of the Council

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.

For the avoidance of doubt, this decision notice relates to the following list of submitted plans / documents:

- Site Location Plan
- Existing and Proposed Block Plan
- Existing Details - Drawing Number 19.1992.1
- Scheme Details - Drawing Number 19.1992. SC1.1B