ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00067/FUL

Name and address for correspondence:	Applicant name:
Mr Mohammad Rasul planningsolutions4u 35 Manchester Road Audenshaw Manchester M34 5PZ	Mr Mohammad Afzal

Part I - Particulars of Application

Date of Application: 21 January 2019 Application No: 19/00067/FUL

Proposal:	**Change of use from one dwellinghouse to retail premises (Class A1) at ground floor with self-contained flat at first floor including alterations to front elevation and new ground floor window and new door opening to first floor flat on side elevation**
Location:	**118 Grimshaw Lane, Middleton, M24 2AF**

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 site is not located within a town centre, or within a district or local retail centre, and the surrounding area is reasonably well-served by the established local centre on Grimshaw Lane approximately 0.5 km away. The proposed retail use would therefore be detrimental to the vitality and viability of established retail centres and as such the proposal fails to accord with policy G/S/1 of the adopted Rochdale Unitary Development Plan, policy E1 of the adopted Rochdale 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 15 March 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 relates to the following plans:

- Drawing No: 118/511/A
- Drawing No: 118/511/B