ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00406/FUL

Name and address for correspondence:	Applicant name:
Mr & Mrs Davies The Lodge Brown Lodge st Littleborough OL15 0BQ	Mr & Mrs Davies

Part I - Particulars of Application

Date of Application: 8 May 2019 Application No: 19/00406/FUL

Proposal:	**Change of use from a bakery/snack bar (A1) to a micro pub (A4)**
Location:	**71 Smithy Bridge Road, Littleborough, OL15 0BQ**

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.

Reason:

1 The proposed micro-pub use would likely generate external noise through the comings and goings of customers and activities such as smoking outside the premises. The noise created through such activities would create a harmful level of disturbance for adjoining residents, in particular the existing and future occupants of the first floor flat at 71a Smithy Bridge Road. The application is therefore contrary to policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 9 August 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.

Procedure Statement:

The proposal would not improve the 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.

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
- Existing Floor Plan - Drawing no. 003
- Proposed Floor Plan - Drawing no. 004