ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00277/FUL

Name and address for correspondence:	Applicant name:
Mr Hayat Mahmud Sabbir 4 Roach Place Rochdale OL16 2DD	Mr Hayat Mahmud Sabbir

Part I - Particulars of Application

Date of Application: 9 April 2021 Application No: 21/00277/FUL

Proposal:	**Change of use from sandwich shop (Class E) to restaurant and hot food takeaway (Sui Generis) including erection of flue to rear elevation (retrospective)**
Location:	**1 Halifax Road, Littleborough, OL15 0HL**

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 Insufficient information has been submitted to demonstrate that there are no available sequentially preferable sites within the adjacent Littleborough Town Centre for the town centre uses proposed. The application therefore fails to demonstrate that the proposal would not harm the vitality and viability of the Littleborough Town Centre and is contrary to policy E1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 The proposed hot food takeaway use would result in increased cooking at the site and an intensification of use into the evening. This would result in an unacceptable increase in noise and odour from the site and cause unacceptable levels of nuisance and disturbance for adjoining residents contrary to policies G9 and DM1 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 1 June 2021



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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.

INFORMATIVE:
For the avoidance of doubt, this Decision Notice relates to the following drawings :-
- Location Plan
- Existing and Proposed Plans and Elevations - Drawing no. 1743/2
- Extraction Details