



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00600/FUL

Name and address for correspondence:	Applicant name:
R Potter 9 Osbourne Close Farnworth Bolton BL4 7PL	Mr V Odedra

Part I - Particulars of Application

Date of Application: 7 August 2023

Application No: 23/00600/FUL

Proposal:	Change of use of public house to 4 self-contained flats including first floor side/rear elevation and alterations to fenestration on front, side and rear elevations following demolition of existing ground floor rear/side extension
Location:	Hark To Towler, 122 - 124 Bury New Road, Heywood, OL10 4RG

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 proposal involves the loss of a public house from within a Local Centre to a residential use. The application has not demonstrated that the Local Centre suffers a high vacancy rate, nor that the proposed development will assist in regeneration of the Local Centre. Conversely, the proposed development comprises poor design and will result in poor living conditions for its occupiers and therefore will be harmful to the vitality and viability of the Local Centre. As such the proposal conflicts with policy S/6 of Rochdale's Unitary Development Plan, policies E1 and DM1 of the Core Strategy and the National Planning Policy Framework.
- 2 By reason of the internal layout the proposal would result in a poor standard of residential amenity for its occupants as Flats B (124B) and 124A do not meet the minimum space standards. The occupants of flat 124A will suffer inadequate levels of natural light and outlook due to the close proximity of fencing. As such the proposal would not comply with policies DM1 and C3 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development' (June 2016) SPD 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 18 January 2024

Melanie Hale
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 avoidance of doubt this decision related to the following plans:

Proposed First Floor Plans 7062 4B
Proposed Ground Floor Plans and Elevations 7062 3C