



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01260/FUL

Name and address for correspondence:	Applicant name:
AIDEN PHILLIPS-WHALLEY JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN United Kingdom	AMBER DITTA

Part I - Particulars of Application

Date of Application: 20 November 2023

Proposal:	Change of use and conversion of dwelling to retail unit (Use Class E) on ground floor and one self-contained flat (Use Class C3) at first and second floors, including installation of shop front and part single storey part two storey rear extension (Resubmission of 22/00901/FUL)
Location:	296 Yorkshire Street, Rochdale, OL16 2DR,

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 application site is located within an out-of-centre location and the applicant's sequential assessment has failed to demonstrate that there are not any sequentially preferable sites available. The proposed out-of-centre retail use would therefore have a harmful impact on the vitality and viability of the nearby local centres. It would conflict with Policy E1 of Rochdale's Core Strategy, the town centre first approach set out in paragraph 86 of the National Planning Policy Framework and advice contained within the Planning Practice Guidance.

Procedure Statement:

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 21 June 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.

For the avoidance of doubt, this Decision Notice relates to the following drawings:-

Site location plan

Existing & proposed block plans. Drawing number: 20.2343.2B

Existing details. Drawing number: 20.2343.1A

Scheme 2. Drawing number: 20.2343.SC3.1A

Scheme 3 - proposed elevations. Drawing number: 20.2343.SC3.2B