



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00034/FUL

Name and address for correspondence:	Applicant name:
MR MARTIN ASHWORTH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN United Kingdom	MR LEE MARTIN

Part I - Particulars of Application

Date of Application: 28 June 2023

Application No: 23/00034/FUL

Proposal:	Change of use of first floor from Bakery (Use Class E) to HMO (Use Class C4) with a maximum of three bedrooms, installation of external staircase on side elevation and external door on first floor side elevation (part retrospective)
Location:	Wells Bakery Workshop , Oxford Place, Rochdale, OL16 5LU

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 would result in a poor standard of amenity for future occupiers owing to the inadequate separation distances from the adjacent buildings and inadequate light, outlook and privacy to the habitable rooms of the proposed HMO. Furthermore, the application fails to demonstrate how the first floor of the building can be converted to residential accommodation without being subject to undue noise and disturbance from neighbouring uses and extraction and ventilation systems within the vicinity of the site. Altogether the proposed development has failed to demonstrate that it will create a residential environment that promotes wellbeing and that offers a high standard of amenity for future users, and as such does not accord with policies DM1 and G9 of the adopted Core Strategy, Guidelines and Standards for Residential Development 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 10 May 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 submitted plans:

Site location plan

Existing & proposed block plans. Drawing no: 22.2895.3A. Received by email on 16/10/2023

Existing details. Drawing no: 22.2895.1

Existing elevations. Drawing no: 22.2895.2

Proposed/as built elevations. Drawing no: 22.2895.SC1.2B

Proposed/as built floor plans. Drawing no: 22.2895.SC1.1C. Received by email on 16/10/2023