



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00651/FUL

Name and address for correspondence:	Applicant name:
Mr Sajid Hussain Norden Quantity Surveying & Construction Services Ltd 732 Edenfield Road Rochdale OL127PP	Mr Abid Hussain

Part I - Particulars of Application

Date of Application: 8 October 2024

Application No: 24/00651/FUL

Proposal:	Change of use of ground floor office to a 2no' bedroom apartment (C3a)
Location:	Atlas House , 119 Drake Street, Rochdale, OL16 1PZ

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 fails to demonstrate adequate levels of internal amenity for future occupants due to its non-compliance with the Nationally Described Space Standards in terms of its gross internal floor area, the placement of a bedroom window at street level in a busy town centre location and restricted outlook and access to natural light within the living room. The proposal therefore does not comply with the Council's Guideline and Standards for residential Development SPD, Policies JP-H3 and JP-P1 of the Places for Everyone Joint Development Plan, Policy DM1 of Rochdale Council's 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

3 December 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 relates to the following plans:

- Existing and proposed floor plans: DWG 2 OF 2
- Location and block plans: DWG 1 OF 2