

## Report to Planning and Licensing Committee



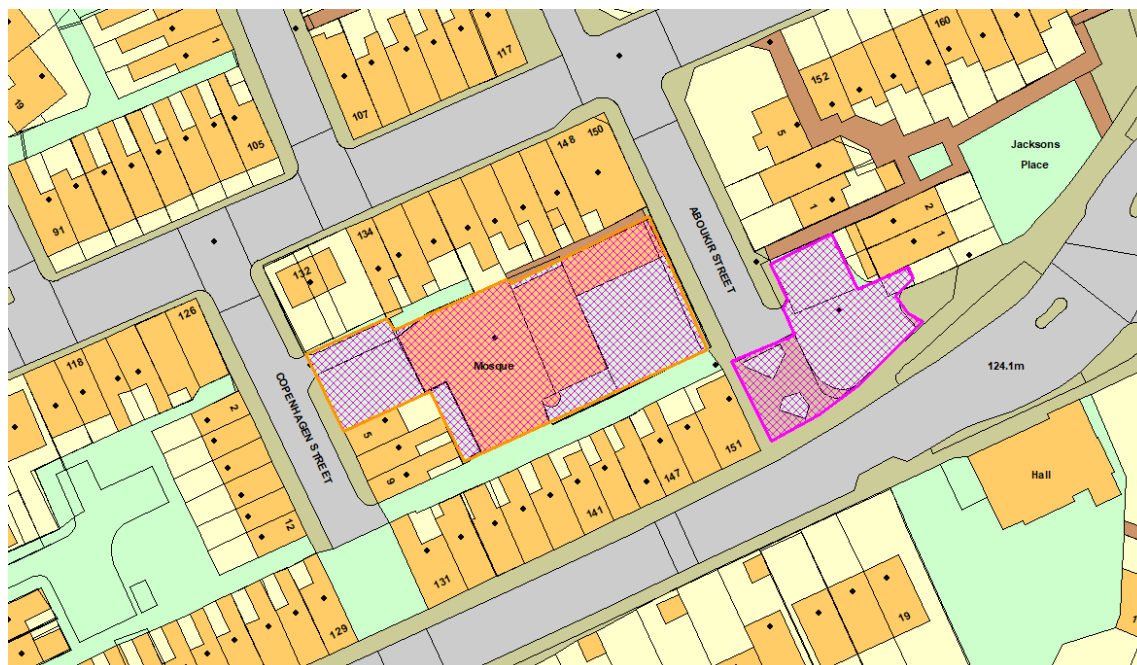
Date of Meeting  
Portfolio

6<sup>th</sup> April 2023  
Councillor John Blundell  
Cabinet Member for  
Economy and Regeneration  
Rosalind Gralton  
Public

Report Author  
Public/Private Document

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| <b>Application:</b> 21/01481/FUL                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Township:</b> Rochdale | <b>Ward:</b> Central Rochdale      |
| <b>Applicant:</b> Mr Mohammed Shabir                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                           | <b>Agent:</b> Mr Mohammed J Akhtar |
| <b>Site Address:</b> Al-Quba Mosque, Copenhagen Street, Rochdale, OL16 2HD                                                                                                                                                                                                                                                                                                                                                                                                                             |                           |                                    |
| <b>Proposal:</b> Erection of first floor rear extension over existing ground floor car park, removal of existing pitch roofs and creation of new flat roof area to accommodate new minaret, dome and photovoltaic panels, two storey front extension, two storey side extension, installation new bespoke rain water collection and filtration tank for ablution rooms and collection of used water & filtration tank for wc flushing and installation of new ground source and air source heat pumps. |                           |                                    |

### SITE LOCATION



### DELEGATION

- 1.1 The application is referred to the Planning and Licensing Committee in accordance with the scheme of delegation, following a call-in request from Councillor Iftikar Ahmed citing the reason that it is of public interest.

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| <b>PROPOSAL SUMMARY</b> |
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- 2.1 The application seeks planning permission for the erection of first floor rear extension over existing ground floor car park, removal of existing pitch roofs and creation of new flat roof area to accommodate new minaret, dome and photovoltaic panels. Proposed two storey front extension, two storey side extension, installation of new bespoke rain water collection and filtration tank for ablution rooms and collection of used water and filtration tank for WC flushing and installation of new ground source and air source heat pumps.

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| <b>RECOMMENDATION</b> |
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- 3.1 That planning permission be **REFUSED**

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| <b>REASON FOR RECOMMENDATION</b> |
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- 4.1 The existing building sits within a small site, in a predominantly residential area, with terraced houses directly opposite and at close proximity on 3 sides. The proposal falls considerably short of the Council's separation distances between buildings, and as a result, will cause unacceptable harm to the living conditions of neighbouring occupiers by reason of overlooking, overshadowing and loss of outlook.
- 4.2 The proposed extensions to the building are overly bulky and intrusive and would result in a cramped form of development on the site that is out of scale and incompatible with its surroundings. Accordingly it would be harmful to the character and appearance of the area.
- 4.3 Additionally, the submitted noise impact assessment lacks robustness in regards to the noise impact of the proposed mechanical ventilation system. As such, insufficient information has been provided to demonstrate that the proposed development will not harm the living conditions of neighbouring occupiers from increased noise.
- 4.4 For the three reasons above, the application is contrary to the Development Plan and the NPPF and is recommended for refusal.

## **SITE**

The site relates to Al-Quba Mosque, which is a part single storey, part two storey 1980s style building, which has been converted for use as a Mosque since 1989. The building has benefitted from multiple extensions, including a single storey extension and two storey extension approved in 1997, 1999 and 2002. The buildings are constructed from red brick with concrete tiled roofs.

As a result of the extensions, the majority of the site is covered by buildings, with the remainder comprising hardstanding which provides car parking for approximately 7 cars, including two formalised disabled spaces.

The site includes a parcel of land to the south east, owned by Rochdale Borough Council and used as a car park.

The front entrance of the Mosque is accessed by Aboukir Street, with a low boundary wall and railings. A disabled access ramp is located off Copenhagen Street.

The site is located within a predominately residential area, and is bounded by two storey terraced properties, located on Entwisle Road, Copenhagen Street and Ramsay Street, some of which are at very close proximity to the building.

The site is previously developed brownfield land, located within the Defined Urban Area.

## **PROPOSAL**

The application proposes the erection of a part two storey, part first floor extension. The existing hipped roofs will be replaced with a flat roof across the full building, and the full building will be increased in height by 2.6m, taking the new total height to 7.9m.

Additionally, two servicing entrances would be introduced on the the roof, and the roof would accomodate a minaret, dome, photovoltaic (solar) panels as well as air conditioning and mechanical ventilation units. Railings would be located atop the perimeter of the roof. The dome itself would measure 7.4m, however, being sited on top of the flat roof building, it would have a total height of 15.2m from the ground. The height of the minaret would measure 16.4m from the roof top, or 24.3m from the ground.

The height of the servicing entrances would measure 2.4m, and on top of the proposed flat roof, would result in a total height of 10.15m.

Full height windows would be located across all elevations of the building, with three entrances located on the western elevation off Copenhagen Street, with access also via the ground floor car park on the eastern elevation, from Aboukir Street.

The extensions and minaret will be constructed in red brick, the dome is proposed to be GRP material in a gold colour, and the windows and doors in anthracite grey aluminium.

The main prayer hall would accommodate the ground floor, while a female prayer hall, lecture theatre, teaching facilities, library, break-out and study areas would be located at first floor.

Parking is to be provided in 3 separate car parks within the site. One car park would be located at ground level, below the first floor extension facing Aboukir Street. Another car park, showing 4 spaces would be located adjacent to Copenhagen Street. The third car park would be provided in the south-east part of the site across Aboukir Street. Of the total 21 spaces, 6 would be disabled, and 3 parent and child spaces.

Ground and air source heat pumps, and bespoke rainwater collection and filtration tank would be installed to the building. No details of these have been provided.

### **PRE-APPLICATION DISCUSSIONS AND VALUE-ADDED**

A pre-application enquiry was issued for the site on 16<sup>th</sup> August 2021 – the scheme being very similar to that submitted as part of this application. Officers concluded the proposal would be unacceptable at this location and any future submission would require considerable justification and design changes in order to be recommended for approval. It is disappointing to note that the pre-application advice provided regarding design changes were not followed or incorporated into the submitted scheme.

Following the submission of the current scheme in November 2022, the case officer provided the applicant's agent with an update, advising that the application was contrary to planning policy and that it would be recommended for refusal unless considerable changes were made in a subsequent application.

A site visit was held in January 2023, at the request of Councillor Shakil Ahmed, with the case officer and Head of Planning present, to discuss the site and the proposal.

A meeting with the applicants, the agent, Councillor Zaheer (Ward Councillor), the case officer and the Assistant Development Manager was held on 14<sup>th</sup> March 2023 at the Ward Councillor's request to discuss potential amendments to the scheme. The outcome of the meeting was such that the applicant did not want the application to be taken to Planning Committee on 23 March 2023 with a recommendation of refusal. Instead they confirmed their agreement to investigate design changes, with a view to submitting draft amended plans to the planning officers for their review and for a further meeting. At this point the application was removed from the draft agenda of the Planning Committee.

However, later this day planning officers were informed this was no longer the applicant's intention, and they wished to continue with the scheme as submitted.

Although an amended location plan was submitted on 22/03/2023 to include all the land shown on the submitted plans, no changes were made to the design of the building.

## **RELEVANT PLANNING POLICY**

### National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

### Adopted Rochdale Core Strategy (CS):

- E2 Increasing jobs and prosperity
- P1 Improving image
- P3 Improving design of new development
- T2 Improving access
- DM1 General Development Requirements

### Unitary Development Plan (UDP):

G/D/1 Urban Defined Area

### Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

## **RELEVANT SITE HISTORY**

79/D09970 - Outline app for two storey building and offices - Refuse 22/05/1980

82/D13627 - Outline application extension to form storage and office extension and car park - Grant subject to conditions 20/05/1982

82/D14245 - Portakabin for storage and sales office extension and works - Grant subject to conditions 07/10/1982

86/D19090 - Portakabin for use for storage and office purposes - Grant subject to conditions 29/05/1986

86/D19762 - Use of premises for the wholesale and retail of grocery and butchery products - Withdrawn 19/12/1986

88/D21513 - Use of light industrial premises as Islamic teaching centre - Refused 19/05/1988 - Appeal allowed 25/04/1989

97/D34095 - Single storey extension to mosque - Grant subject to conditions 17/06/1997

98/D35590 - Single storey extension to existing mosque - Grant subject to conditions 08/09/1999

01/D39597 - Two storey extension to existing mosque - Grant subject to conditions 19/02/2002

## **CONSULTATION RESPONSES**

### **Environmental Health**

The Council's Environmental Health Officer objects to the proposed development for the following reason:

*'We cannot support the proposal in its current form, I have read through the report and to achieve the required internal noise levels the windows cannot open. This is fine, but the report then goes on to advise that if there is a requirement or desire to achieve the adopted internal noise levels, and provide rapid ventilation to certain rooms, a mechanical ventilation system will be required, such system will need to be acoustically treated to mitigate any potential nuisance to residential properties. To allow full consideration, we need to know is a mechanical ventilation system going to be installed, and if so it need to be quantified as part of the noise impact assessment.'*

### **Highways And Engineering**

The Council's Highway's Engineers acknowledge this existing community facility has a massive shortfall in parking provision, however has operated for a number of years with this shortfall. The proposed development is likely to increase parking demand in the surrounding area at different times during the day.

Although some additional parking is to be proposed it would not meet Council standards for the size of the extended facility, however an objection on this basis is likely to be unsustainable. Highways Officers have looked at accident data for the period that the facility has been operational and it would seem that there are no inherent road safety issues on the surrounding highway network as a result of inadequate of parking. The facility is within a 20mph traffic calming zone, Entwisle Road which is the only "through road" in the area is protected by parking restrictions and there are very good pedestrian links into what is a community facility.

Highways do not envisage any issues with the servicing of extended building.

There should be no detrimental impact on highway capacity as result of the development.

In conclusion Highways Officers raise no objection and require no specific planning conditions.

### Drainage

No objections raised.

### Greater Manchester Fire and Rescue

Proposals appears to meet the Fire Service requirements.

### Environmental Control (Landfill Gas)

No comments to make.

## **TOWNSHIP PLANNING PANEL**

Notes from Rochdale Township Planning Panel – 23<sup>rd</sup> January & 27<sup>th</sup> February

Planning Panel agree with Officer Comments i.e. overdevelopment of the site in terms of scale and massing and lack of car parking space leading to highway safety concerns.

Councillors would like to see the application determined at committee.

## **REPRESENTATIONS**

The application has been publicised with neighbour notification letters. The following have been received:

- 154 letters of support
- 1 letters of objection

The representations are summarised below:

### **Support**

- Children who attend the mosque are taught on floor and need classrooms as the Muslim community gets bigger the mosque needs more rooms to teach
- Currently, no facilities for families with children with learning disabilities to use sensory rooms
- Green technologies will reduce emissions
- -The proposals would help keep children off streets, teach values, and improve community
- No space in mosque
- Help Islamic community
- The building would be more attractive
- Currently struggling to teach effectively due to limited space
- The Mosque serves a hub for the community, more than religious purposes, gathering place for people to alleviate isolation, a first point of contact for those who need assistance.

- Currently, funerals disrupt teaching due to lack of space, the expansion will allow for uninterrupted teaching
- Current limited provision for women's classes
- The building would add beauty to the area and enhance the appeal of the Mosque
- The extension would address current issues with the building
- Students who attend need study rooms
- Provides facilities for youth, keeping children off the streets.
- Many churches are in good condition for people to worship
- Bring the community together
- The extension will provide facilities for the disabled
- Concerns about funding
- Hard to focus on teaching when on the floor, compared to school this doesn't allow to you focus – school allows you to be the best you can with better facilities
- Rochdale is one of the most deprived areas in the country, after years of cuts and increasing poverty, children have been hit the hardest. Having these facilities will benefit the community greatly
- Essential space for educational and community services
- Improve mental health and wellbeing of community
- Unacceptable we don't have the space to facilitate current needs
- Other similar mosques have already been approved by planning, this is vital for the local community
- Parking won't be an issue as most people walk
- This is the only Mosque with disabled access
- By allowing students space to study, this will diversify the economy
- Local students in further education come to study, but have no space to do so
- 50% of people in the area are 0-19 years old
- Parents can't afford tuition for children
- Children with SEND would benefit from the scheme

### **Objection**

- The extension will block light and view, no sunlight will be visible from the property, I won't be able to put washing out on the line, or enjoy sun for me or my families wellbeing.
- Parking will be dangerous
- Ambulance access required
- Looming high above all houses and making it a gloomy place to live, not good for our health and wellbeing.

### **ANALYSIS**

#### **Principle of development**

1. The site lies within the Defined Urban Area as identified in the 'saved' UDP. Policy G/D/1 is therefore relevant and in the supporting text to this policy it is established that new development should be located in the urban area so as to support urban regeneration and to protect the countryside.

2. Paragraph 93 of the NPPF states 'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;'
3. Given the site's sustainable location and being within the urban area, it is considered that the principle of the extensions to the mosque are acceptable and in accordance with the relevant saved UDP Policy G/D/1.

#### Visual amenity / design

4. Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Similarly, policy DM1 of the Rochdale Core Strategy states '*all development is expected to demonstrate they:*
  - a. Are of high quality design and take the opportunity to enhance the quality of the area;*
  - b. Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users;*
  - c. Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;*
  - d. Mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary;*
5. Paragraph 126 of the NPPF states '*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.*' Additionally, Paragraph 130 of the NPPF states '*Planning decisions should ensure developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users;*'
6. The National Design Guide references the scale, appearance materiality and detailing of buildings as key components for well-designed places, and states that well-designed places are based on a sound understanding of the features of the site and the surrounding context.
7. The proposed extensions would build out the existing front entrance to the mosque, located on Aboukir Street, and introduce a two storey extension, accommodating ground floor parking, and first floor teaching and study space. A minaret is proposed in the south eastern corner of the building above the flat roof, and a dome is proposed centrally above the flat roof.

8. The extensions at first floor and at two storey would remove the existing hipped roof, and introduce a flat roof at two storey across the building, raising the eaves height of the existing two storey building from 5.4m to 7.9m, 2.5m above the existing building, and 2m higher than the eaves height of adjacent two storey terraced properties (5.9m). Railings are proposed atop the perimeter of the flat roof, and service entrances to the roof level would be located on the edge of the building. For the property located at 142 Ramsay St, the height of the building directly to the rear of their boundary, would measure 10.15m. The flat roof would accommodate 48 photovoltaic (solar) panels, air conditioning and mechanical ventilation equipment, a dome and a minaret. The minaret would measure 24.3m from ground level, and 16.4m above the flat roof height.
9. The height of the building would exceed the eaves heights of the adjacent terraced properties, and in combination with the minaret and dome, would, in height, measure over double that of the adjacent terraced properties.
10. The extensions to the building at first floor, would result in a 3.6m separation distance from rear boundary walls of properties located on Entwisle Road, and a maximum 2.6m distance to the rear boundaries of properties located at 140-150 Ramsay Street. The increase in height of the existing two storey parts of the building would result in a 7.9m high wall, located 1.8m away from the rear boundaries of properties at 134 -138 Ramsay Street. Given existing two storey extensions and alterations to the properties along Ramsay Street, a distance of 4m would be retained between the proposed 7.9m wall and rear habitable room windows of the property at 134 Ramsay Street.
11. The proposed building would measure 6.6m to the first floor rear elevation windows of the properties at 138, 140 and 142 Ramsay Street and 4.8m to the rear elevations of No 144, 146, 148 and 150 Ramsay Street. To the rear elevation windows of 151 Entwisle Road the proposed building would retain a 4.8m distance. A 5m distance would be retained to the rear windows of 131 Entwisle Road. An 8.6m distance would be retained to first floor windows of 133-149 Entwisle Road.
12. It is acknowledged the existing building lies in very close proximity to the surrounding dwellings, meaning the site is constrained. The proposed increase in height across the building as a whole, coupled with a 7.4m dome and 16.4m high minaret, will result in a visually dominant, bulky building that is entirely out of scale and intrusive relative to the smaller scale residential dwellings. The totality of the proposed alterations will be overwhelming for the site and its surroundings, and will result in a cramped form of development, which is harmful to the character of the area.
13. There are 3 car parking areas labelled on the proposed site plan as car parks 1, 2 and 3. While some soft landscaping is proposed adjacent to car park 3, the site remains dominated by hard landscaping and the

development has failed to take the opportunity to creatively increase soft landscaping within the scheme. However, it is not considered any suitable level of soft landscaping would offset the visual dominance and overdevelopment of the proposed extensions to the mosque.

14. Although there are acceptable aspects of the proposed development, including the materiality and detailing, for the reasons outlined, the proposed development is entirely out of scale with its surroundings, and is thereby harmful to the character of the area. The application fails to accord with policies P3 and DM1 of the Rochdale Core Strategy, the NPPF and National Design Guide.

#### Living conditions of neighbouring occupiers

15. Policies at the local and national level seek to ensure that development is designed to ensure there are no significant adverse impacts on the amenity of occupiers and neighbours in terms of privacy, overlooking, overshadowing and outlook. Paragraph 130 of the NPPF states *'Planning decisions should ensure developments...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'*
16. The Council's adopted SPD 'Guidelines and Standards for Residential Development' (2016) contains guidelines and requirements which seek to preserve the amenity standards for existing and future residents both on and adjacent to the site. Included within the above document are the expected minimum separation distances for new residential development and other development that affects existing residential development. Although it is expected that most new development will have a degree of impact on neighbours, it is important that the impact is not so significant that it results in unacceptable harm.
17. Within the SPD, Section 4.1(i) provides the following separation distances:
- (i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage (Figure 2);
  - (ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room (Figure 3);
18. The proposed extensions would increase the height of the current eaves of the building by 2.5m and will introduce a 2 storey building (plus 16.4m minaret and dome constructed on top of the new roof) opposite the rear of dwellings that currently have an open aspect across the rear car park.

19. The proposed design has floor length windows at first floor across all elevations, which would directly face into habitable room windows and rear elevations of properties of Ramsay Street and Entwisle Road. The proposed windows predominantly serve study rooms and some bathrooms on the first floor.
20. The two storey elements would be just 4.8m from the first floor rear windows of properties on Ramsay Street and 4.8m from the rear windows of 151 Entwisle Road, 5m from the rear windows of 131 Entwisle Road, and 8.6m from the first floor windows of 133-149 Entwisle Road. These distances are set against required separation distance of 14m. If the proposed first floors windows are considered to constitute habitable rooms whereby occupiers spend long periods of time, the distance should increase to 21m and then the shortfall is considerably greater.
21. Section 4.3 of the Council's SPD states: *'Exceptions to these minimum space standards may be acceptable in some circumstances and applications will be considered on their individual merits. For example, where the character and density of the surrounding area would be best preserved by reduced distances and this would not detract from the general levels of privacy and amenity typical in the area, then exceptions may be made.'*
22. In accordance with the SPD, the application has been considered on its merits. Officers recognise that the character of the area comprises dense terraced housing where the separation distances required by the SPD are not currently met. However, the proposed development will lead to substantial shortfalls in the separation distances, including where neighbouring occupiers currently have no building directly opposite their rear windows. The proposed space standards, even in instances where distance from the building to the rear windows would be largest – namely 8.6m distance taken from rear windows of 133-149 Entwisle Road - would still fall significantly below the required guidance of 14m (or 21m if treated as habitable rooms). Such a reduced distance would have a significant adverse impact on the living conditions of the neighbouring occupiers by way of overlooking, enclosing impact and loss of outlook. This conflicts with local and national planning policy which serves to protect the amenity of neighbours.
23. The applicant has indicated that the first floor windows could be fitted with obscure glazing, and that doing so would address the overlooking impact of the development. However given the significantly close proximity of the building to the adjacent housing, obscure glazing would be insufficient to address either the perception of being overlooked, or the loss of outlook and sense of enclosure.
24. To the west of the site, the proposed extension would build forward 3.4m from its existing position, which is adjacent to the rear boundary of No 5 Copenhagen Street. As such, a 7.9m, two storey wall would run parallel to their side boundary, resulting in an overbearing appearance, enclosed

sense of space, and loss of light to this property, as well as to No 7 and 9 Copenhagen Street.

25. Given the orientation of the building, the relationship to the residential properties, and the scale of the proposals, the proposed two storey extensions would result in an unacceptable overshadowing and overbearing impact on the adjacent dwellings.
26. The proposed design would fail to meet the above guidance, and additionally, the windows of the first floor teaching space of the mosque would directly look into the rear main habitable rooms of properties located on Ramsay Street, Copenhagen Street and Entwisle Road.
27. As such, the proposal would have an unacceptable impact on the amenity of adjacent terraced properties across Copenhagen Street, Ramsay Street, and Entwisle Road. The properties we have identified that would result in the greatest harm as a result of the proposals are occupiers of 5, 7 and 9 Copenhagen St, 142 Ramsay Street and 151 Entwisle Road.
28. The proposed extension would maintain a 16m distance to the front elevation of Aboukir Street. Given the 25m distance to the rear elevations of 1 and 2 Jackson Place, it is not considered the proposal would result in any unacceptable amenity impact to these two properties. A 20m distance would be retained from the properties located on the western side of Copenhagen Street. As such, it is not considered the proposals would have any unacceptable impact on these properties in relation to overlooking or being overbearing.
29. For all the reasons above, the scheme would harm the living conditions of neighbouring occupiers, with particular regards to outlook, enclosure, and overlooking, contrary to the Council's 'Guidelines and Standards for Residential Development' (Adopted 2016) SPD, DM1 of the Core Strategy and the NPPF.

#### Noise and disturbance

30. Policies G9 and DM1 seek to ensure that new development is appropriate to its location and that it is designed to mitigate and minimise the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development.
31. A noise impact assessment has been submitted as part of the application. The Council's Environmental Health Officer has been consulted and notes that the proposed windows within the mosque cannot open – if they were to open the development would fail to achieve the required internal noise levels. However, to achieve the required ventilation within the building (and internal noise levels), a mechanical ventilation system is required to be

fitted, which would need to be acoustically treated to mitigate any potential noise nuisance to neighbouring residential properties.

32. No details of this mechanical ventilation system is provided within the application itself, nor has it been assessed within the noise impact assessment. Therefore at this stage Environmental Health have insufficient information to determine whether the proposed development will cause unacceptable noise disturbance to neighbouring dwellings.
33. This matter was brought to the attention of the applicant and agent, however no further information has been submitted.
34. Therefore, in the absence of a robust noise impact assessment, and with an objection from the Council's Environmental Health Officer, Officers cannot conclude that the proposed development will not harm the living conditions of neighbouring occupiers from increased noise disturbance, contrary to policies G9 and DM1 of the Core Strategy, and the NPPF. This matter cannot be addressed by way of imposing a planning condition.

#### Access and highway safety

35. Policy T2 of the Core Strategy requires that development complies with the Council's car parking standards and policy DM1 requires that development provides satisfactory vehicular access with adequate parking, manoeuvring and serving arrangements, taking into account the proposed use and location. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
36. The application proposes the relocation of 6 existing parking spaces and the creation of 15 parking spaces as a result, including a ground floor car parking area below the first floor teaching space. Disabled and other parent parking spaces are adequately positioned close to front entrances of the buildings.
37. The Council's Highway Service was consulted on the application. They note that the existing facility operates with a considerable shortfall in parking provision and has done so for a number of years. They consider that the proposed development is likely to increase parking demand in the surrounding area at different times during the day than currently.
38. They note that whilst some additional car parking is proposed, it would not meet the car parking standards for the size of the extended mosque. However, no accident data for the period of the mosque being operational suggests any existing road safety issues as a result of lack of parking. The facility is within a 20mph traffic calming zone and Entwisle Road is protected by parking restrictions. The site is also well served with pedestrian links. The Highway Service also finds that the proposal is

acceptable in regards to proposed servicing arrangements. With this in mind, they consider that refusing the application on the grounds of insufficient car parking is unlikely to be substantiated, and therefore raise no objection to the proposed development.

### **RECOMMENDATION**

It is recommended that the Planning and Licensing Committee resolves to **REFUSE planning permission** for the following reasons:

1. The proposal would result in an adverse impact on the living conditions of current and future occupiers of neighbouring housing located on Copenhagen Street, Ramsay Street and Entwisle Road. The harm, by reason of overlooking, overshadowing, and outlook, is not outweighed by any other factors, and is contrary to Policy DM1 of the Rochdale Core Strategy, and the National Planning Policy Framework.
2. As a whole the proposed extensions to the building are overly bulky and intrusive, and would result in a cramped form of development on the site that is out of scale and incompatible with its surroundings. Accordingly it would be harmful to the character and appearance of the area, contrary to policies P1, P3 and DM1 of the Rochdale Core Strategy, and the National Planning Policy Framework.
3. The submitted noise impact assessment lacks robustness in regards to the noise impact of the proposed mechanical ventilation system. As such, insufficient information has been provided to demonstrate that the proposed development will not harm the living conditions of neighbouring occupiers from increased noise. Accordingly the proposal is contrary to Policy DM1 and G9 of the Rochdale Core Strategy, and the National Planning Policy Framework.