



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01308/FUL

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	Mr Leigh O'Reilly

Part I - Particulars of Application

Date of Application: 3 November 2022

Application No: 22/01308/FUL

Proposal:	Change of use from shop into two self-contained flats and rear dormer extension, including alterations to fenestration on all elevations
Location:	65 Oldham Road, Rochdale, OL16 5QR

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 By reason of its siting, scale and design, the proposed dormer extension would dominate the rear roofslope of the property and would not relate well to the design of the existing structure, appearing as an incongruous addition when viewed from the streetscene, which would detract from the character and appearance of the site and surrounding area. The proposal is therefore in conflict with the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.
- 2 By reason of the inadequate level of internal floor space proposed and the lack of provision of private amenity space for the proposed first/second floor residential unit, the proposed development would result in an unsatisfactory standard of occupier amenity for the future occupiers, in conflict with Policy DM1 of the adopted Rochdale Core Strategy, the Council's 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 11 January 2023

**Daniela Ripa
Interim 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:

Location Plan

1953/2 Proposed Floor Plans

1953/3 Proposed Site Plan, Elevations and Section