



Town and Country Planning Act 1990

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01192/VRCON

Name and address for correspondence:	Applicant name:
Mr Mathew Benson Storah Architecture 46 Halifax Road Todmorden OL14 5QG	Mr E Smethurst

Part 1 - Particulars of Application

Date of Application: 5 December 2023

Proposal:	Application to vary condition 4 of planning permission 22/00796/FUL (Change of use from dwelling (Use Class C3a) to Residential Care (Use Class C2) for up to two children) to increase the number of children being cared for from 2 to 4 at any one time
Location:	Higher Ashworth Farm, Meadow Head Lane, Rochdale, OL11 5UL

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that planning permission has been **Refuse** for the carrying out of the development referred to in Part 1 hereof for the following reason(s).

Reasons:

- 1 An increase in the number of children cared for at the home from two to four would likely result in an increase in crime and antisocial behaviour associated directly with use of the site as a care home. This would in turn increase the fear of crime in the area and detrimentally impact the standard of amenity for surrounding residents and undermine their quality of life and community cohesion in the area, contrary to the requirements of policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 16 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.

INFORMATIVE:

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

- Location Plan - Drawing no. 22-017-001
- Existing Plans and Elevations - Drawing no. 22-0270101 Revision A
- Proposed Plans and Elevations - Drawing no. 22-027-301 Revision C