



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01401/FUL

Name and address for correspondence:	Applicant name:
MR AIDEN PHILLIPS-WHALLEY JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN	MR QASSAM HUSSAIN

Part I - Particulars of Application

Date of Application: 23 November 2022

Application No: 22/01401/FUL

Proposal:	Change of use from C3 Dwellinghouse to Sui Generis (9-bedroom HMO) insertion of a window to first floor side elevation, alteration to existing garage door into a window including provision of parking areas at rear
Location:	190 Milkstone Road, Rochdale, OL11 1NA

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 residential amenity for occupiers by reason of size, outlook and provision of natural light. The proposal fails to deliver the right type of housing and high quality living conditions as required by Policies DM1 and C3 of the Rochdale Core Strategy, the National Planning Policy Framework and the Guidelines & Standards for Residential Development SPD.
2. The development would result in a considerable intensification of a terraced dwellinghouse, for a minimum of 9 occupants. No evidence (such as a noise impact assessment) has been provided to demonstrate the proposed use will protect the amenity of neighbours and occupants in regards to noise and disturbance, and in doing so the development has not demonstrated compliance with Policies DM1 and C3 of the Rochdale Core Strategy, the National Planning Policy Framework Guidelines & Standards for Residential Development SPD.
3. In the absence of a comprehensive Habitats Regulations Assessment, the application fails to demonstrate the application would be undertaken in accordance with the 'Conservation of Habitats and Species Regulations 2017 (as amended)', and thereby fails to provide consideration of whether the plan or project is likely to have significant

effects on that site, specifically the Rochdale Canal SSSI and Rochdale Canal SAC. As such the application fails to accord with the requirements of Policies G9 and DM1 of the adopted Rochdale 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 14 September 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.

Notes for Applicant:

For the avoidance of doubt, this proposal relates to the following documents and plans:

- Location Plan
- Existing Floor Plans – 22.2938.1B
- Proposed Elevations - Scheme 2 – Proposed details – 22.2938.SC2.2B
- Existing & Proposed Block Plans – 22.2938.SC2.3A
- Proposed Floor Plans – Scheme 2 – Proposed details – 22.2938.SC2.1A