



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00580/FUL

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

Part I - Particulars of Application

Date of Application: 17 November 2023

Application No: 23/00580/FUL

Proposal:	Change of use from dwelling to 2no' (1no' 1bedroom and 1no' 2 bedroom) self-contained flats together with loft conversion including demolition of existing rear extension and erection of new single storey rear extension
Location:	73 Kellett Street, Rochdale, OL16 2JU

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 proposed development will result in an unacceptable level of harm to the amenity of adjacent neighbouring properties by reason of noise, with close proximity of residents and potential for noise transfer. It has not been demonstrated that the level of harm to residents could be adequately addressed by acoustic measures or controls through planning condition. The proposal would fail to secure a high level of amenity for adjacent occupiers and would be contrary to policies DM1, G9 and C6 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 2 The proposed development will result in habitable rooms which would have a substandard level of amenity, by reason of outlook, natural daylight, and close proximity to adjacent buildings. The level of residential amenity experienced by the occupants would be lower than what they would reasonably expect to enjoy, by way of poor outlook, overbearing impact, visual intrusion and loss of light. As such the proposal is contrary to policies C3, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-H 3 of Places for Everyone, 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 7 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.