

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00536/FUL

Name and address for correspondence:	Applicant name:
Mr Joe Linton ATX Building Design 25A Park St Park Street Congleton CW12 1EG	Mr John Egen

Part I - Particulars of Application

Date of Application: 23 June 2023

Application No: 23/00536/FUL

Proposal:	Change of use from existing office and storage space, to a 3bed HMO at first floor and a single unit apartment at second floor.
Location:	25-27 First Floor, Market Place, Heywood, OL10 1LA

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 provide a poor standard of amenity for occupiers. The self-contained second floor flat is served only by rooflights which fail to provide sufficient light and outlook for its occupants. No outdoor amenity space is proposed, either private or communal. Altogether the proposed development fails to deliver quality residential development, instead it will provide occupants with a poor living conditions, contrary to the aims and objectives of Policies DM1 and C3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
- 2 The proposed development has a bin store remote from the host building on land that is adjacent to a car park and is not easily accessed by occupiers of the proposed residential accommodation. This will result in excessive movements to the bin store which is located in public view and overall contributes to poor design which is harmful to the character and appearance of the area. It may also cause an obstruction resulting in safety concerns. This is contradictory to Policies T2, C3 and DM1 of the 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 20 February 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 the decision notice relates to the listed documents:

Roof and Block Plan 0003
Existing and Proposed Plans 001
Existing and Proposed Elevations 002