



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00685/FUL

Name and address for correspondence:	Applicant name:
Mr Aftab Shaikh 92 Wilton Road Crumpsall Manchester M8 4PJ	Mrs Samira Ansari

Part I - Particulars of Application

Date of Application: 26 July 2023

Application No: 23/00685/FUL

Proposal:	Conversion of existing 2 storey workshop building to two self-contained dwellings. Alterations to fenestration to front, rear and south side elevations and formation of new external access staircase
Location:	28 Church Stile, Rochdale, OL16 1QE,

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 addition of an external staircase to the front (west) elevation and lack of any proposed treatment or repair to the external materials to external elevations of the existing outbuilding would result in a small apartment building that would appear unsightly and detrimental to the character and appearance of the street scene and group of buildings the proposed small apartment building is part of. As such, the proposed development would fail to accord with Policies C1, P3 and DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and Paragraph 130 of the National Planning Policy Framework
- 2 By virtue of the lack of appropriate windows serving habitable rooms to the proposed ground floor apartment and lack of appropriate, safe access to the proposed first floor apartment, the proposal would fail to provide suitable living conditions for future occupiers of the proposed dwellings (lack of suitable outlook and access to daylight to ground floor occupiers and lack of appropriate, safe access for first floor occupiers). As such, the proposed development fails to be consistent with Policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for

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 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.

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

- Location Plan (Drawing 115 01 Revision B dated June 2023)
- Proposed Site Plan/Parking Plan (Drawing 115-200 Revision C dated June 2023)
- Proposed Parking Plan/Refuse Plan (Drawing 115-205 Revision A dated July 2023)
- Proposed Front and Rear Elevations (Drawing 115-210)
- Proposed Side Elevations (Drawing 115-211)
- Proposed Roof Plan (Drawing 115-202)
- Proposed Section (Drawing 115-220)
- Proposed Ground Floor Plan inc. Access (Drawing 115-203 Revision A)
- Proposed First Floor Plan inc. Access (Drawing 115-204)