



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00087/FUL

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 418 Bury Road Rochdale OL11 5EU	A Jalal

Part I - Particulars of Application

Date of Application: 10 May 2024

Application No: 24/00087/FUL

Proposal:	Change of use of residential dwelling (Class C3) to Hot Food Takeaway (Sui Generis) including erection of a flue to rear elevation and alterations to shopfront
Location:	51 Tweedale Street, Rochdale, OL11 1HH,

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 application fails to demonstrate that the site is sequentially preferable and would seek to site a main town centre use outside of any designated centre. In the absence of any appropriate information to demonstrate otherwise, the proposals would be harmful to the vitality and viability of the Milkstone Road Local Centre. The proposal would therefore fall contrary to the requirements of Policy E1 of the Core Strategy and the National Planning Policy Framework.
- 2 The proposed Hot Food Takeaway would be inappropriate for this location as it would be within walking distance of St Johns RC Primary School. The proposals would therefore detract from health outcomes of young people and be contrary to the aims and requirements of the Guidelines and Standards for Hot Food Takeaways SPD, Policy C6 of the adopted Rochdale Core Strategy, Policy JP-P6 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 3 The proposed shopfront would, by reason of its design and materiality, would comprise an incongruous and wholly unsympathetic addition which would fail to comply with the guidance provided within the 'Shop Fronts and Security Shutters' adopted September 2012, updated February 2017, and would give rise to an

unacceptable impact on the character and appearance of the host building and on the surrounding street scene. Given the proximity of the site to the Castlemere Community Centre, which is regarded as a Non-Designated Heritage Asset, the proposals would give rise to less than substantial harm to the significance of this building through the development of an intrusive and inappropriate form of development within its setting. This harm is not justified, mitigated or outweighed by public benefit and therefore, the application is contrary to Policies P2 and P3 of Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, as well as policies contained within 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 22 May 2025

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.

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.

For the avoidance of doubt, the decision notice relates to the following plans:

- Location Plan
- Technical Specification
- Existing Floor Plan, Elevations and Site Plan - received 09/05/2024
- Proposed Floor Plan, Elevations and Site Plan - received 09/05/2024
- Noise and Odour Assessment- received 09/05/2024
- Planning Statement - received 09/05/2024