



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01296/FUL

Name and address for correspondence:	Applicant name:
Mr Joseph Spence-Ealham Spence & Oldham Architects Ltd 25 Cosgrove Crescent Failsworth M35 0JX	Mr Neil Allen

Part I - Particulars of Application

Date of Application: 8 December 2023

Application No: 23/01296/FUL

Proposal:	Conversion of basement area within existing apartment building to create one self-contained dwelling
Location:	20 Mellalieu Street, Middleton, M24 5DN,

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 flat would give rise to an unacceptable level of residential amenity for the future occupant due to a lack of natural light and outlook to habitable rooms within the flat. The proposal therefore fails to accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Standards and Guidelines 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 22 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.

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

Location Plan. Drg no. (02)001

Existing & Proposed Plans & Elevations. Drg no. (02)002. Rev E