



PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00425/FUL

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

Part I - Particulars of Application

Date of Application: 18 June 2024

Application No: 24/00425/FUL

Proposal:	Change of use of existing garage and first floor bedroom into one self-contained flat together with alterations to fenestration to ground floor front elevation
Location:	20 Cronkeyshaw Avenue, Rochdale, OL12 6SQ,

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 By reason of its internal layout and limited size which falls below the relevant Nationally Described Space Standard, the proposed dwelling would fail to provide a satisfactory standard of amenity for future occupiers. Furthermore, by virtue of its relationship with the adjacent dwelling, boundary treatments and vegetation, the standard of accommodation would be undermined through an unsatisfactory outlook. As a result, the proposals would fail to comply with the requirements of the Guidelines and Standards for Residential Development Supplementary Planning Document, Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-H3 and JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 13 August 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.

This application relates to the following plans:

- Existing floor and site plan: 2127/1
- Existing elevations: 2127/2
- Location plan
- Proposed elevations: 2127/4
- Proposed floor and site plan: 2127/3