

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01349/FUL

Name and address for correspondence:	Applicant name:
Mr Sajid Hussain Norden Quantity Surveying & Construction Services Ltd 732 Edenfield Road Rochdale OL12 7PP	Mr Mohammed Islam

Part I - Particulars of Application

Date of Application: 2 December 2022

Application No: 22/01349/FUL

Proposal:	Change of use from a Bakery (Class E) to a Hot food takeaway (Sui Generis) including erection of 2 No Flues to side elevation
Location:	301 Cutgate Shopping Precinct , Edenfield Road, Rochdale, OL11 5AQ

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 No bin storage is provided within the site curtilage, and as such the proposal would seek to have an unacceptable and detrimental impact upon the servicing arrangements of the existing shopping precinct. As such, the application fails to meet the requirements of Policies DM1 and T2 of the adopted Core Strategy, and the National Planning Policy Framework.
- 2 No bin storage has been identified within the curtilage of the site, and therefore the proposal would result in a detrimental impact to visual amenity of the streetscene and a risk to public health, and would be contrary to guidance contained within the Guidelines & Standards for Hot Food Takeaway Uses SPD, policies DM1, P3 and C6 of the Rochdale CS, and the National Planning Policy Framework.
- 3 The proposed flues, by reason of their visual impact (number, colour, scale and siting) would be harmful to the appearance of the building and will result in an unacceptable cumulative impact, causing detriment to the streetscape. As such, the application is contrary to policies DM1, P3 of the Rochdale CS, the Guidelines & Standards for Hot Food Takeaway Uses 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 9 February 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.

INFORMATIVE:

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

Site plan and block plan - Dwg 1 of 3 Revision B
Existing Elevations and Floor Plans - Dwg 2 of 3 Revision 0
Proposed Floor Plans and Elevations - Dwg 3 of 3 Revision A