



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01559/FUL

Name and address for correspondence:	Applicant name:
Mr Danish Ahmed ADF Studio 84 Woodlands Road Manchester M80NF	Mr Shayan Zarepour

Part I - Particulars of Application

Date of Application: 12 April 2023

Application No: 22/01559/FUL

Proposal:	Partial change of use of ground floor to create extension to dwelling (Use Class C3), single storey rear extension to existing hairdressers (Use Class E), installation of new shopfront, application of render to front elevation, removal of render to rear and removal of doorway.
Location:	887/887A Manchester Road, Rochdale, OL11 2ST

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 single storey extension to no. 887 fills the open rear yard area, meaning that bin storage is displaced into the unadopted highway. The storage of commercial bins within an open area outside of the curtilage is poor design, and harmful to the character and appearance of the area and the living conditions of the surrounding residents. In doing so it conflicts with policies DM1, P2 and P3 of the Core Strategy.

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 18 October 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, this Decision Notice relates to the following drawings:-

Location Plan

Roof Plan and existing access to the rear 70-04/03 24/07/23

Proposed Plans and Elevations 71-04/02 received 24/07/23

Existing and proposed refuse storage 70-05