ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00331/FUL

Name and address for correspondence:	Applicant name:
Mr Mark Gordon MGD 12 Westbury Close Bury BL8 2LW	Shiraz Shaffi

Part I - Particulars of Application

Date of Application: 25 March 2021 Application No: 21/00331/FUL

Proposal:	**Change of use from dwelling (Class C3) to 9-bed House in Multiple Occupation (sui generis) including alterations to front elevation, 1.8m high boundary fencing and cycle store**
Location:	**143 Bamford Road, Heywood, OL10 4AA**

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 House in Multiple Occupation use would result in the increased internal transmission of noise through the party wall shared with no.145 Bamford Road through an increase in comings and goings of occupants and visitors to the site, and general activities associated with day-to-day living which are likely to extend throughout the daytime and into the late evening. This harm would be compounded by external noise generated in the use of the rear garden, which would spoil the peace and privacy of the adjoining residential garden. The proposal is therefore contrary to the residential amenity aims of policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 The proposed development would result in an increase in on-street parking and would increase the risk to the safety of pedestrians on the footway and risk the potential to restrict access to emergency vehicles. The proposal is therefore detrimental to highway safety, contrary to policies DM1 and T2 of the adopted Rochdale Core Strategy 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 20 May 2021



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Signed on behalf of the Council

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.

In the avoidance of doubt, this decision relates to the following plans:
Location Plan
143BR/200/PL - P1 - Proposed Site Plans, Boundary Treatments and Bike Store
143BR/201/PL - Existing Floor Plans
143BR/202/PL - Existing Elevations
143BR/203/PL - P1 - Proposed Floor Plans
143BR/200/PL - Proposed Elevations