



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01126/FUL

Name and address for correspondence:	Applicant name:
Mr Michael Cummings CA&D Architects Moss House Moss Lane Altrincham WA15 8GZ	Chowdery

Part I - Particulars of Application

Date of Application: 8 November 2022

Application No: 22/01126/FUL

Proposal:	Change of use from retail (Class E) to Ghost Kitchen (Sui Generis) including installation of extraction flue on rear elevation, service ramp to front and side elevation (part retrospective).
Location:	Who D O Thowt It, 142 Wood Street, Middleton, M24 4BB

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 flue to the rear elevation, by reason of its siting, design and scale, would result in an incongruous addition to the streetscene, to the detriment of the visual amenity of the residential area. The proposal fails to meet the requirements of Policies P3, DM1 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 11 May 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 relates to the following list of submitted plans / documents:

Proposed basement Floor Plans - 200
Proposed Ground Floor Plans / Site Plan - 205
Proposed First Floor Plans - 210
Proposed Elevations - 300
Location & Block Plans - 600

All received by the Council 25/01/2023.