



Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00520/FUL

|                                                                                                 |                 |
|-------------------------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                                            | Applicant name: |
| Paul Clark<br>CJ Partnership<br>Blue Pit Mill<br>Queensway<br>Castleton<br>Rochdale<br>OL11 2PG | Adil            |

### Part I - Particulars of Application

Date of Application: 19 June 2025

Application No: 25/00520/FUL

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|------------------|---------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>New enlarged canopy to existing commercial car wash- retrospective</b> |
| <b>Location:</b> | <b>Capitol Car Wash, Whitworth Road, Rochdale, OL12 6ER,</b>              |

### 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 virtue of its siting, scale and materiality the canopy represents an imposing and incongruous feature, harmful to the character and appearance of Bentley Street. Its dilapidated and utilitarian appearance fails to assimilate with its surroundings and is detrimental to visual amenity of the area. The development therefore fails to comply with the requirements of the National Planning Policy Framework, Policy JP-P1 of the Places for Everyone Joint Development Plan and Policy P3 of the Rochdale 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

1 September 2025

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.

For the avoidance of doubt, this decision relates to the following plans:

- Current elevations: 03
- Current site plans: 01
- Site location plan: 02