



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/00676/FUL

Name and address for correspondence:	Applicant name:
Mr Ian Wareham IW Design Services 2 Fairfield Road TIMPERLEY WA15 7HB	Omar Yasin

Part I - Particulars of Application

Date of Application: 20 October 2022

Application No: 22/00676/FUL

Proposal:	Erection of 3 pairs of 4 storey semi-detached dwellings with associated landscaping and boundary treatments
Location:	Site Of The Former West Street Baptist Church, Buckley Street, Rochdale, OL16 2EL

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 reason of its siting, scale and design, the proposed development would not conform to the typical pattern of the surrounding area, which would not complement the existing streetscene, appearing as incongruous additions and constituting overdevelopment, contrary to the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 2 By reason of its siting, scale and design, the proposed development would unacceptably encroach on the side windows of no. 8 Buckley Street, becoming an unduly overbearing structure and severely restricting light and outlook, and would have an unacceptable impact on the privacy of neighbouring properties to the rear by reason of the proposed roof terraces. Furthermore, the limited outdoor amenity space proposed for Unit 1 and Unit 6 and would result in an unsatisfactory level of occupier amenity. The proposed development is therefore contrary to the residential amenity aims of policy DM1 of the adopted Rochdale Core Strategy, the Council's Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

- 3 The proposal allows for an inadequate means of access to the parking provision for Unit 6, and would therefore not provide satisfactory vehicular access with adequate parking to this dwellinghouse, in conflict with policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 4 The proposed development would result in the loss of one tree which makes a positive contribution to the street scene, with no replacement tree planting proposed in mitigation. The proposed development would therefore have an unacceptable impact on the visual amenity of the area, in conflict with policy G6 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 14 December 2022

**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.

This decision is based on the following plans:

FBC/010 – Existing Site Location Plan

FBC/012A – Proposed Site Plan, Proposed Plans and Elevations

FBC/013 – Garage details and street scene