



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00207/FUL

Name and address for correspondence:	Applicant name:
Mr Subhan Saleem Saleem Architects 64 Heaton Street Prestwich M25 1HH	Mr Karim

Part I - Particulars of Application

Date of Application: 21 August 2025

Application No: 25/00207/FUL

Proposal:	Proposed change of use to Class B8 (storage or distribution) including erection of storage unit with associated car parking, boundary treatments and cycle storage
Location:	Land To Rear Of 102 Wood Street, Middleton, Manchester, M24 5TP, ,

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, design and materiality, the proposed storage unit would fail to sit sympathetically with the character of the surrounding area. The proposals would therefore be harmful to the established character of the area and are therefore contrary to Policies E2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the requirements of the National Planning Policy Framework.
- 2 By reason of its siting, scale and design, the proposed storage unit would constitute an unduly dominant and discordant feature that would be incongruous in views from, and overbearing to, the rear garden areas and rear facing habitable room windows of nos. nos 9 - 19 Rectory Street The proposal would therefore be contrary to the residential amenity aims of Policies E2 and DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
- 3 The application is not supported by sufficient information to determine whether the development proposals could operate safely and not lead to unacceptable risks to

highways and pedestrian safety. In the absence of such information the proposals therefore fail to comply with the requirements of Policies E2 and T2 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan 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 23 October 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 the decision relates to the following plans and documents:

- Location Plan
- Proposed Site Plan Sheet 3
- Proposed Elevations Sheet 5
- Proposed Plans Sheet 4
- Proposed Site Elevation Sheet 6
- Planning Statement dated March 2025