



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00967/FUL

Name and address for correspondence:	Applicant name:
MARTIN ASHWORTH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN	SIMON BYRNE

Part I - Particulars of Application

Date of Application: 1 September 2023

Application No: 23/00967/FUL

Proposal:	Erection of a block of 4 no. 2-bed apartments
Location:	Land Adjacent To Celsius Air Conditioning, 1 Well Street, Heywood, OL10 1NT

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 development represents poor design for reasons including: it lacks visual interest and character, poor use of fenestration; failure to provide a strong active frontage to Manchester Street; and inadequate consideration and incorporation of effective landscaping. Overall the proposed development is not well designed and fails to accord with policies C3, C6, DM1 and P3 of the adopted Core Strategy, and the National Planning Policy Framework.
- 2 The proposal does not provide a satisfactory standard of amenity for future occupiers owing to the inadequate separation distances from the adjacent building, inadequate light and outlook, and inadequate size of the proposed apartments. No external amenity space is provided for occupants, nor usable landscaped areas. Altogether the proposed development has failed to demonstrate that it will create a residential environment that promotes wellbeing and that offers a high standard of amenity for future users, and as such does not accord with policies DM1, C3, P3 and C6 of the adopted Core Strategy, Guidelines and Standards for Residential Development SPD 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 6 February 2024

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.

INFORMATIVE:

For avoidance of doubt the decision related to the following plan-

Proposed Floor Plans - 23.3184.2A
Proposed Front and Rear Elevations 23.3184.3B
Proposed Side Elevations 23.3184.4A
Proposed Site Plan 23.3184.5