ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00471/FUL

Name and address for correspondence:	Applicant name:
Mr Endaf Roberts Civitas Planning Limited Riverside House Brymau Three Estate River Lane Saltney Chester CH4 8RQ	Mr D Stevenson

Part I - Particulars of Application

Date of Application: 21 May 2019 Application No: 19/00471/FUL

Proposal:	**Change of use of from offices to 18-bedroom house in multiple occupation**
Location:	**1-3 Pitt Street And First Floor Of 5-7 Bridge Street, Heywood, OL10 1JP**

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 proposal would represent an intense use of the building by virtue of the provision of 18 individual bedrooms and the resultant number of persons potentially able to occupy the property. Internally, the development would provide only one main kitchen and two small kitchen / dining areas and one larger communal lounge / dining area which are insufficient in size to adequately serve the needs of the future occupants. The lack of a substantial window in the main communal lounge would provide poor ventilation and outlook to the detriment of the living conditions of the future occupants. There are also a number of inherent weaknesses in the proposed floorplan of the development including the clustering of bedrooms around the shared lounge which would also function as a corridor which would result in an unsuitable relationship between occupiers of the property and the provision of a bedroom at ground floor level with a window opening directly onto Bridge Street which is a busy main thoroughfare. Two bedrooms (6 and 7) would appear to be provided with only high level windows which would provide insufficient outlook for habitable rooms and one bedroom (Bedroom 1) would be provided with no window at all, with its ancillary space benefitting from natural light only through eight high level glass bricks. In light of these factors, it is considered that the scheme would not provide an acceptable living environment for the future occupiers and the proposal is therefore contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Supplementary Planning

Document: 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework, which seek to secure satisfactory living conditions for future occupiers.

2 In the absence of appropriate Noise and Odour Impact Assessments that adequately address the impacts of the existing hot food takeaway use at ground floor level in part of the building on the future residential occupiers it is not possible to satisfactorily conclude that the development would not give rise to undue amenity impacts for surrounding occupiers and that the development complies with the requirements of policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework. Together these policies seek to ensure a satisfactory standard of amenity for future occupiers and that developments do not lead to an unacceptable increase in pollution, including noise and odours.

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 16 July 2019

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Signed on behalf of the Council

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 notice relates the following list of submitted plans / drawings:

- 1292-LOC Location Plan
- 1292.100 Rev. A Existing Floor Layouts & Site Plan
- 1292.101 Existing Ground Floor Plan
- 1292.102 Existing First Floor Plan
- 1292.200 Rev. D Proposed General Arrangements & Site Plan
- 1292.201 Rev. C Proposed Ground Floor Plan
- 1292.202 Rev. B Proposed First Floor Plan