ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/00633/FUL

Name and address for correspondence:	Applicant name:
Ms Dawn Cooper D@C Design Ltd 62 Demesne Rd Whalley Range Manchester M16 8PJ undefined	Ms Mehnaz Akhtar

Part I - Particulars of Application

Date of Application: 8 June 2022 Application No: 22/00633/FUL

Proposal:	**Change of use from Retail (Class E) to Hot Food Takeaway (Sui Generis); alterations to shopfront; installation of roller shutter; erection of a flue and modular storage to the rear**
Location:	**30 Bridge Street, Heywood, Rochdale, OL10 1JF**

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 the proposed ventilation flue and cold storage to the rear, the proposed development would result in unacceptable levels of noise and odour, adversely impacting the residential amenity of the occupiers of the flat above. The harm to the amenity of the occupiers above be compounded as the siting of the flue would severely restrict levels of light and outlook of the first floor rear habitable room window. The application is therefore contrary to the relevant parts pf policies DM1 and G9 of the adopted Rochdale Core Strategy, guideline HF2 of the adopted 'Guidelines and Standards for Hot Food Takeaway Uses' Supplementary Planning Document (2015, Updated February 2017) and the requirements of 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 27 October 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.

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

P01 LOCATION & EXISTING PLANS & ELEVATIONS
P02A FLOOR PLANS & ELEVATIONS as PROPOSED
P04A EXTENDED SIDE ELEVATION as PROPOSED