



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01261/FUL

Name and address for correspondence:	Applicant name:
Mr Dave Trudgeon Conway Architectural Design 6 Conway Close Middleton Manchester M24 1EW United Kingdom	Mr Chris Daly

Part I - Particulars of Application

Date of Application: 21 November 2023

Application No: 23/01261/FUL

Proposal:	New shop front (retrospective)
Location:	209 Manchester New Road, Middleton, M24 1JT

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 installation of the proposed shop front and the loss of the character and detailing of the existing stallriser and inset front entrance would be unduly harmful to the character and appearance of the building and the surrounding street scene. The lack of cohesion between the design language of the proposed shop front and the existing property would exacerbate the visual harm in this location and the application ultimately fails to amount to a satisfactory standard of design. The application is therefore contrary to the requirements of policies DM1 and P3 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

16 January 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.

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

- Location Plan. Dated 20th November 2023
- Block Plan. Drg no. 802-01
- Existing Plan And Elevations. Drg no. 802-02
- Proposed Plan And Elevations. Drg no. 802-03