



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00166/FUL

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN	IMRAN MOHAMMED

Part I - Particulars of Application

Date of Application: 8 March 2024

Proposal:	Demolition of existing building and erection of a residential apartment building of three/four storeys comprising 4no. 1 and 2 bedroom flats
Location:	Avanti Colour Print , 3 Clover Street, Rochdale, OL12 6TP

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 would result in a significantly incongruous feature of the street scene in respect of scale, massing and design detailing. The front façade treatment, roof pitch and fenestration detailing are unacceptable within the immediate context. The 2.5 storey height of the building and its window treatment at second storey level would be harmful to the street scene in this particular location. The proposed materials detailing of orange render to act as a window surround is undurable and not appropriate for this particular location. In addition, the position of the proposed refuse storage area would add an unwelcoming feel to the primary residential entrance. Furthermore, the fenestration rhythm in contrast to surrounding buildings of the proposed rear elevation would unacceptably jar against the positive building design features of the area.

The application therefore fails to accord with adopted Places for Everyone Joint Development Plan policies JP-S1 & PA, adopted Rochdale Core Strategy policies P3 & DM1 and the NPPF.

- 2 The proposed development would have a significantly detrimental impact on the living conditions of the residents of Nos. 20-22 Hanson Street through overbearing impact and loss of privacy to private residential amenity space by reason of significant

overlooking from an excessive number of habitable room windows immediately on the common site boundary. Direct overlooking of the rear garden area of 3 Spotland Road would occur at a distance of approximately 10.5m which would result in significant feelings of being overlooked by residents of this property and would fail to meet the guideline standard within the Residential Development SPD of an additional 3m separation distance per additional storey level.

The proposed development therefore fails to comply to comply with the requirements of adopted Places for Everyone Joint Development Plan policies JP-P1, JP-S1& JP-H3, adopted Rochdale Core Strategy policy DM1, the Guidelines and Standards for Residential Development (2016) SPD and the NPPF.

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 3 May 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.