



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01029/FUL

Name and address for correspondence:	Applicant name:
Mr Mark Gordon MGD 12 Westbury Close Bury BL8 2LW	Nidhi Khanna

Part I - Particulars of Application

Date of Application: 19 October 2023

Application No: 23/01029/FUL

Proposal:	Change of use from dwellinghouse (Use Class C3) to maximum 8 person 8 bedroom HMO (House in Multiple Occupation) (Sui Generis), alteration to fenestration on front elevation, installation of 2 no. cycle sheds to the rear
Location:	92 Featherstall Road, Littleborough, Rochdale, OL15 8NY

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 virtue of its internal arrangements, the proposed bedrooms would not comprise a satisfactory levels of natural light and outlook for the occupiers with particular regard to bedrooms 3 and 7, and would result in an unacceptable standard of accommodation for future occupiers. The development therefore fails to comply with the Guidelines and Standards for Residential Development SPD, Policy DM1 of the adopted Core Strategy and the National Planning Policy Framework.
- 2 The proposed House in Multiple Occupation use would result in the increased internal transmission of noise through the party walls shared with nos.90 and 94 Featherstall Road through an increase in comings and goings of occupants and visitors to the site, and general activities associated with day-to-day living which are likely to extend throughout the daytime and into the late evening. The proposal is therefore contrary to the residential amenity aims of policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework
- 3 The proposed development would result in an increase in on-street parking and would increase the risk to the safety of pedestrians on the footway and road users on

Featherstall Road. The proposal is therefore detrimental to highway safety, contrary to policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The installation of central transoms in the front facing windows and the storage of an increased number of refuse containers to the front of the property would introduce visually harmful components at a prominent location which would have an unacceptable impact on the character and appearance of the host property and wider street scene. The development would not be well-designed and therefore fails to comply with the requirements of Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 23 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 Notice relates to the following submitted plans:

- o Location Plan and Proposed Site Plan - Drawing No. 92FR/200/BR - dated 09/2022
- o Existing Site Plan - Drawing No. 92FR/199/BR - dated 09/2022
- o Existing Floor Plans and Elevations - Drawing No. 92FR/201/BR Rev. C1 dated 09/2022
- o Proposed Floor Plans - Drawing No. 92FR/202/BR dated 09/2022
- o Proposed Elevations - Drawing No. 92FR/203/BR Rev. C1 dated 09/2022