



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01090/FUL

Name and address for correspondence:	Applicant name:
Mr Wayne Shorrocks The Town House Carriage Drive Littleborough OL15 9ND	Mr John Howarth

Part I - Particulars of Application

Date of Application: 13 September 2022

Application No: 22/01090/FUL

Proposal:	Change of use of ground floor from residential to retail (Classes E a and b) including alterations to front elevations consisting of installation of shop fronts with ramp access and alteration to fenestration, increase in ridge height, front and rear dormer extensions, single storey rear extensions, installation of chimney, alteration to fenestration on side elevation and the erection of an external access stairway to rear and creation of rear parking area following demolition of single storey rear extensions and chimney (Resubmission of 22/00412/FUL)
Location:	27-29 Lake Bank, Littleborough, OL15 0DQ

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 unduly detract from the vitality and viability of the Smithy Bridge Village Centre as it would include the provision of commercial units outside of a designated town centre, district centre or local retail centre. No evidence has been provided to successfully demonstrate that there are no suitable sites in, on the edge, or well connected to, the town centre, district centres or local centres. The proposal is therefore contrary to saved policy G/S/1 of the adopted Rochdale Unitary Development Plan, policy E1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 2 By reason of its elevated siting, scale and design, the proposed dormer extension to the rear would form an incongruous and alien feature which would fail to sit sympathetically with, and respond poorly to, the established character and townscape of the surrounding area and site and would fail to result in a satisfactory standard of

design and visual appearance. The development proposals ultimately fail to amount to a satisfactory standard of design and 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.

- 3 By reason of its design and choice of material, the proposed fenestration to the front elevation would appear disproportionate and at odds with the character of the site and streetscene, and would fail to result in a satisfactory standard of design and visual appearance. The development proposals ultimately fail to amount to a satisfactory standard of design and 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.
- 4 By reason of the choice of inappropriate materials and colour scheme, the proposed rear elevation would appear at odds with the character of the site, and would fail to result in a satisfactory standard of design and visual appearance. The development proposals ultimately fail to amount to a satisfactory standard of design and 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 23 November 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 Notice relates to the following drawings:-

DR-P -1026 - 01 Rev B Site Location Plan
DR-P2 -1026 - 04 Rev A Proposed Ground Floor Plans
DR-P2 -1026 - 05 Rev A Proposed First Floor Plans
DR-P2 -1026 - 06 Rev A Proposed Second Floor Plans
DR-P2 -1026 - 10 Rev B Proposed Front Elevation
DR-P2 -1026 - 11 Rev B Proposed Rear Elevation
DR-P2 -1026 - 12 Rev A Proposed Side Elevation
DR-P2 -1026 - 13 Rev A Proposed Side Elevation
DR-P2 -1026 – 15 Street Scene Existing & Proposed Elevation