



Town and Country Planning Act 1990

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00864/VRCON

Name and address for correspondence:	Applicant name:
Mr Martin Spencer Martin Spencer Architecture Unit 1.04 Clarence Arcade Stamford Street Ashton Under Lyne OL6 7PT	Mr Mohammed Sajid

Part 1 - Particulars of Application

Date of Application: 2 November 2023

Proposal:	Section 73 application to vary condition 2 of planning permission 22/00019/FUL (Demolition of 48-50 Ashworth Street and erection of two-storey building to adjoin into 47 Spotland Road to provide additional retail space) relating to the removal of windows
Location:	48 - 50 Ashworth Street, Rochdale, OL12 6TA

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that planning permission has been **Refuse** for the carrying out of the development referred to in Part 1 hereof for the following reason(s).

Reasons:

- 1 The retrospective changes to the fenestration of the development cause unacceptable harm to the street scene, and are out of keeping and incongruous with the adjacent properties. Overall the changes constitute an erosion of the quality of the approved development. The proposal is therefore contrary to policies P1, P3 and DM1 of the adopted Rochdale Core Strategy, policies contained within the National Planning Policy Framework and policies provided within the National Design Guide.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 1 February 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.

INFORMATIVE:

The proposed air conditioning unit exceeds the description of development as under 22/00019/FUL, and not considered within this variation of condition application and requires full planning permission.