



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00526/FUL

Name and address for correspondence:	Applicant name:
Mr Ian Wareham IW Design Services 2 Fairfield Road TIMPERLEY WA15 7HB	Omar Yasin

Part I - Particulars of Application

Date of Application: 29 August 2023

Application No: 23/00526/FUL

Proposal:	Erection of no' 3 pairs of semi-detached dwellinghouses including erection of one detached garage - Resubmission of application 22/00676/FUL
Location:	Site Of The Former West Street Baptist Church, Buckley Street, Rochdale, OL16 2EL

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 reason of its excessive height, scale, massing and appearance, including the proposed rear dormers, the development comprises poor design which fails to respect the site's context and surrounding built form. The scale of the development as a whole is out of proportion with the locality and fails to make a positive contribution to the street scene. The development is contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-S1 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.
- 2 By reason of its siting, scale and design, the proposed development would unacceptably encroach on the side windows of no. 8 Buckley Street becoming an unduly overbearing structure and severely restricting light and outlook. The proposal would directly impede privacy due to the substandard distance to the facing windows of 3 Buckley Street, resulting in an unacceptable level of overlooking. Furthermore, the limited outdoor amenity space proposed for Unit 1 and Unit 6 would result in an unsatisfactory level of occupier amenity. The proposed development therefore fails to deliver satisfactory living conditions for its occupiers and neighbours, and is therefore contrary to the residential amenity aims of policy DM1 of the adopted Rochdale Core

Strategy, Policy JP-S1 of the Places for Everyone Joint Development Plan, the Council's Guidelines and Standards for Residential Development SPD 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 29 August 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.