

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01287/FUL	Majid Mir	20/02/2023

Address: 145 Jubilee Road, Middleton M24 2LY

Proposal: Change of use of first and second floors from commercial (Class E) to 1 no. self-contained flat (Class C3), single storey rear extension, first floor extension including increase in ridge and eaves height, rear dormer, alteration to existing shopfront to create new entrances from Jubilee Road, Juliet balcony to first floor rear elevation and alterations to fenestration (part retrospective)

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	REFUSE
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CHECKED AND SIGNED OFF BY: LA

DATE: 23.02.23

SITE

The premises is a 1.5 storey building comprising a commercial unit over ground and first floor (hairdresser / beauty treatments); dormer to rear with first floor external access from a staircase to the rear yard. The building forms part of a parade of commercial premises, all 2.5 storey and relatively modern buildings. The adjoining property to the east (147 Jubilee Road) has a commercial use and flat on the upper floors. This also appears to have the same arrangement on some of the other properties in this part of Jubilee Road. To the west, 143A Jubilee Road consists of flats on the ground and upper floors. There is parking and a garage area to the rear and is accessed via Dale Road. The wider area is residential.

Work to increase the ridge height, eaves height, new shop front including additional entrance for proposed flat has already been undertaken. Some of the work done appears to have been done under a previously approved application (21/01264/FUL).

PROPOSAL

The application seeks planning permission for the following:

- ☐ Change of use of first and second floors from commercial (Class E) to 1 self-contained flat (Class C3),
- ☐ single storey rear extension,
- ☐ first floor extension including increase in ridge and eaves height,
- ☐ rear dormer,
- ☐ alteration to existing shopfront to create new entrances from Jubilee Road for commercial use on ground floor and proposed flat on upper floors,
- ☐ Juliet balcony to first floor rear elevation, and
- ☐ alterations to fenestration.

The proposed single storey rear extension would provide two additional treatment rooms. The first floor and second floor would include the self-contained flat. The first floor would consist of an open plan lounge and kitchen. The second floor would consist of two bedrooms and a shower room.

The existing external staircase to the rear would be removed.

The external walls of the proposed extensions would be constructed out of matching brickwork, concrete tiles for the roof and grey cladding for the rear dormer.

As noted above, the ridge and eave height of the applicant property has been increased in line with the application 21/01264/FUL. However, additionally work has been undertaken that is not in line with the previous application. The dormer to the rear as well as the fenestration differ. The dormer is considerably bigger than the previously approved dormer. As such, the application is a part retrospective application.

Furthermore, whereas the previous application proposed to extend the commercial use to the upper floors, this application proposes to change the use to a residential flat.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

DM1	General development requirements
SO2	Creating successful and healthy communities
C1	Delivering the right amount of housing in the right places
C3	Delivering the right type of housing
SO3	Improving design, image and quality of place
P1	Improving image
P3	Improving design of new development
SO4	Promoting a greener environment
G9	Reducing the impact of pollution, contamination and land instability
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
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RELEVANT SITE HISTORY

12/D55387	Rear Dormer Extension And Installation Of External Staircase To Rear Elevation (Part Retrospective). Decision: Refuse. Reason for refusal: The application seeks retrospective permission for the construction of a flat-roofed, white UPVC clad dormer which is built off the eaves of the rear roof plane. The dormer, by virtue of its size, scale, height, bulk, siting and design, introduces a dominant feature to the roofscape which is incompatible with the character of the host building. The dormer forms an incongruous addition which is insubordinate to the property and has unsympathetically and unacceptably altered the character and appearance of the building. The incongruity of the feature is exacerbated by the use of UPVC cladding to the dormer face and cheeks, a material which is in stark contrast to the tiled covering to the remainder of the roof. The development is of a poor design which fails to improve the character and quality of the area and is therefore contrary to the requirements of Unitary Development Plan policies H/11 (Residential Extensions) and BE/2 (Design Criteria for Development), and advice contained within the National Planning Policy Framework.
13/00038/FUL	Installation of two new windows to first floor of west facing gable elevation and alterations to rear including erection of replacement dormer and creation of new entrance to self contained apartment. Decision: Grant subject to conditions.

21/01264/FUL

First floor extension including rear dormer and single storey rear extension following removal of external staircase to the rear.

Decision: Grant subject to conditions.

CONSULTATION RESPONSES

Highways And Engineering

From a Highways perspective the main issue arising from this application is parking provision. The extended property is likely to create additional parking demand and from the submitted plans it would appear that none will be provided. The application site is in a small commercial centre with some allocated private parking spaces to the rear of the properties and it would appear that there has never been any allocated customer parking. A similar extension on an adjoining property without additional parking raised some concerns but no objection from Highways. Therefore we do not think that an objection on the lack of parking provision is likely to be sustainable.

The servicing of proposed development should not be an issue.

There would be no detrimental impact on road safety or highway capacity if the application is approved.

Highways raise no objection to this development, however as the construction is in an area that is likely to be busy with pedestrians we would ask for the production of a Construction Method Statement for approval.

Env Health - Noise/Odours

No response received

Coal Authority

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area.

The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically probable shallow coal mine workings.

The Coal Authority notes the supporting Coal Mining Risk Assessment (18 January 2022, prepared by Enviro Solutions Ltd), the content of which confirms the results of an intrusive site investigation undertaken on the adjacent site. On the basis that the report confirms that no coal seams or workings were encountered, the Coal Authority is satisfied this site, which is only a very short distance away is safe and stable to accommodate the proposed development. The Coal Authority therefore has no objections to this planning application.

Fire Service

The above proposal should meet the requirements for Fire Service access.

The Fire Service requires vehicular access for a fire appliance to within 45m of all points within the dwelling.

The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes. Additionally, if the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required. The maximum length of any cul-de-sac network should be 250 m.

There should be a suitable fire hydrant within 165m of the furthest dwelling.

The Fire Service strongly supports the installation of domestic sprinkler systems as a positive measure to protect persons. At a small cost occupants' can be given the reassurance of a high level of protection. All developers should positively consider the viability of installing domestic sprinkler systems. The access requirements for a dwelling fitted with an approved sprinkler system can deviate from the required standard detailed above, further consultation will be required.

This Proposal is for planning only, for access and facilities for the fire service. A further consultation will be required for the change of use and the buildings additional works.

REPRESENTATIONS

Letters of notification were sent to the neighbour properties and a site notice was placed in the vicinity of the site. A second round of neighbour letters were sent out to neighbouring properties following alterations to the drawings and the description due to the work that had already been undertaken. No neighbour responses were received.

ANALYSIS

Principle of Development

The application is located within an area identified as defined urban area under the saved UDP proposals map. As such policy G/D/1 is relevant to any development at the site and this establishes that development should be concentrated in the urban area.

It is noted that the most relevant policy is C1 of the Core Strategy which promotes the potential of previously developed sites, including empty homes and buildings within the urban area to achieve a target of 80% of new housing of previously developed land; and to ensure that sites are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.

Policy C3 of the core strategy is also relevant and its aims are to;

- Ensure new development provides housing types that take account of local needs and aspirations;
- Promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character;

In respect of the above policies, the site is located within a predominantly residential area with some mixed-use properties (residential and commercial) in close vicinity. The neighbouring property of 147 has a similar arrange to the proposed. The change of use of the upper floors to residential use would be a complimentary use to the existing character of the area.

In light of the above it is considered that the principle of providing residential accommodation is acceptable at the application site. Further material considerations are considered below.

Design and appearance

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. Additionally Policy P3 of the adopted Core Strategy requires buildings to contribute positively to the townscape. Policy DM1 of the Core Strategy states that all development proposals will be expected to

demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

Paragraphs 126 and 130 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Paragraphs 130 also states that developments should be sympathetic to local character, including the surrounding built environment. Additionally, paragraph 134 of the NPPF states that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.'

The surrounding area is predominantly residential in character, with a mix of building styles including post-war semi-detached dwellings and terraces. The immediate row of buildings in which the applicant property is located is varied in building form and age. When viewed from the front, the proposal would lead to the addition of a two storey property sited between other two storey properties. The height of the proposed extension would be the same as the adjoining property and as such the increase in ridge and eaves height is considered to be acceptable and in keeping with the character of the neighbouring properties. It is noted that the height of the proposal is the same as the previous application that was granted planning permission. There is a slight difference in the size of one of the first floor windows, an addition of a roof window and alterations to ground floor front elevation. Due to the addition of the proposed flat on the upper floors, an additional door has been added to access the proposed flat. The additional door would lead to a slightly more squashed appearance to the front elevation due to there being two external doors. This normally would be considered an irregular design, however, it is noted that the neighbouring properties have similar designs with additional external doors to access the flats on the upper floors. The use of matching brick and roof tiles are considered to be acceptable in this location. As such, in this location, the design of the front of the proposal is considered to be acceptable.

The application proposes the construction of a dormer to the rear. The addition of a flat roof dormer was granted planning permission under planning application 21/01264/FUL. As such the addition of a flat dormer has been accepted. However, the dormer that has been constructed differs from the proposed plans. As such the application seeks to regularise the constructed dormer. Paragraph 5.17 of the SPD provides guidance on the principles that will apply to dormer extensions. They are as follows:

- (i) They should not exceed the height of the ridge and where possible, should be sited below the ridge line of the dwelling;
- (ii) They should be set back from the eaves line;
- (iii) They should be set in from the party/side walls of the house;
- (iv) Dormers with flat roofs should be avoided, unless they are considered to better respect the design of the host building and character of the area;
- (v) Dormers which wrap around the side ridges of a hipped roof are not acceptable;
- (vi) Dormer windows should normally line up vertically with existing windows and/or be smaller than existing openings and the window design should match the existing window style;
- (vii) The materials used in the construction of dormers should match those of the existing roof; and

(viii) Dormer extensions should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4. Side facing windows should be obscurely glazed.

The previous dormer that was granted planning permission did take a large proportion of the roof plane, however, the officer for the previous application noted that the proposal would copy the form of use of rear flat-roof dormer to essentially the full width of the roof.

In regards to the principles noted above, the proposed dormer fails to meet the principles (ii), (iii) and (vi). Of particular note is principle (ii) and (iii) which state that dormers should be set back from the eaves line and set in from the sides. By extending the proposed dormer to the edge to the front and side, it increases the size and massing of the dormer over the previously approved dormer. In comparison to the previously granted dormer, although the previously granted dormer took up a large proportion of the roof plane, it was set in from the sides and was set slightly back from the eaves. The proposed dormer is set flush with the rear elevation and extends to the edge of the side elevation. On the side elevation, the brick side elevation projects all the way up to the roof of the proposed dormer. It is noted that neighbouring property of 143A Jubilee also has a side brick wall that projects up and ends at the roof of the flat roof dormer. However, planning permission was not granted for the constructed dormer, with the approved dormer being smaller than the proposed dormer and it was also set in from the sides.

It is noted that there are flat roof dormers to neighbouring properties, however, these are smaller than the proposed. Additionally, the dormers do not project up to the eaves. The use of grey horizontal cladding would not match the material of the roof, however noting the white cladding dormers on either side, the addition of grey cladding to the dormer is considered to be more appropriate and as such the proposed grey horizontal cladding is considered to be acceptable.

To the rear is a car park with no through access for pedestrians. The rear of the property therefore is fleetingly visible from between the buildings on Dale Road. The property is also visible from between no. 135 Jubilee Road and no. 23 Grove Road. Though the applicant property is set close to Dale Road, due to the open space between no. 23 and no. 135, the applicant property is clearly visible. Due to the elevated position of the proposed dormer, it will be visible and would not be sufficiently screened by the neighbouring properties, and such the poorly designed dormer would have a negative impact on the character and appearance of the area.

In regards to the proposed single storey rear extension, the extension is the same as the one previously granted planning permission as such the proposed single storey rear extension is considered to be acceptable.

The Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' requires that residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets. It is a requirement that bins are stored to the rear of the property away from the street scene and / or in a designated area that is well-designed, appropriately sited and screened. The proposal has not allocated any bin storage area internally, and it is noted that the addition of the single storey rear extension, there is no external space to store bins. Additionally, access to the proposed flat is from the front, therefore it is likely that bins may be stored to the front. There is no boundary treatment to the front and as such the bins are likely to be clearly visible. Additionally, it is noted that the land to the front is outside the red line and considered to be outside the applicant's control. In regards to the rear, it was noted that during the site visit that bins were stored in the access to the car park to the rear. Though this is not part of the public highway, the bins were clearly visible and does have an impact on

the visual amenity and character of the area. As such, the lack of a bin store would lead to bins being kept in the open and would therefore unduly impact on the visual amenity and character of the area.

The proposal would therefore have a detrimental impact on the character and appearance of the area. It is therefore considered that the proposal does not accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Impact upon Amenity of Neighbouring Uses

Paragraph 185 of the NPPF states that planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. Paragraph 130 states that planning policies and decisions should ensure that developments 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'. Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

Noise and Disturbance

The site is located within a predominantly residential area with a number of mixed use properties (commercial and residential) within close vicinity of the application property. The use on the ground floor would remain as it is presently, with the residential element on the first and second floor changing. As such, it is considered that the proposed uses would not result in any significant increase in noise and disturbance.

Neighbour Amenity

Paragraph 4.1 of the Council's adopted Supplementary Planning Document '*Guidelines and Standards for Residential Development 2016 (SPD)*' sets out the minimum distance to be retained between residential properties in order to preserve the amenity standards for neighbouring residents. The proposal would add first floor windows to the front for a living room. To the rear there would be openings for the kitchen/dining room on the first floor and a bedroom on the second floor. The windows would directly face residential properties. The distance would adhere the minimum standards set out in the SPD and would be the same distance as found on the neighbouring properties. As such it is considered that the proposed development would not unduly impact on the properties to the front and rear.

The proposal includes a Juliet balcony to the rear. On the ground floor, the applicant proposes to construct a single storey extension that would project out by approximately 12.9m. Although the application proposes to include a glazed balustrade, there are concerns that access to the roof of the proposed single storey extension could be retained. The SPD states that elevated terraces can result in adverse overlooking of neighbouring private garden areas or habitable room windows if they are located in close proximity to the boundary of the curtilage. Considering the size of the proposed single storey extension, access to the flat roof of the single storey structure would allow for views of the internals of 147A through

the rear windows and to the internals of the flats of 143A through rear windows and to the private garden.

As such it is considered that the addition of the proposed Juliet balcony and the flat roof single storey extension could allow for the single storey extension to be used as a raised platform and therefore lead to a significant level of overlooking and cause significant loss of privacy for the current and future occupants of 147A and 143A.

Occupier Amenity

The Nationally Described Space Standards (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is suitable for application across all tenures. Table 1 sets out the minimum gross internal floor area requirements for new dwellings, across varying number of bedrooms, occupants and floors.

Below is an extract from the NDSS, which specifically details the Gross Internal Area requirements for new 2 bedroom apartments where 3 individuals reside.

Number of bedrooms (b)	Number of bed spaces (persons)	2 storey dwellings	Built-in storage
2b	3p	70	2.0

The NDSS state in point 10(f) that 'any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area).' As such when calculating the Gross Internal Area, elements from under the pitched roof cannot be included within the Gross Internal Area. Therefore the Gross Internal Area including the ground floor area totals approximately 67 sqm. The proposal therefore does not meet the minimum Gross Internal Area identified in the Nationally Described Space Standards.

Furthermore, the NDSS also prescribes minimum bedroom sizes. For a bedroom to provide one bedspace, a single bedroom has to have a floor area of at least 7.5m² and is at least 2.15m wide. The single bedroom would partially fall under the roof slope and as such part of the room would not be useable. Based on the Gross Internal Area calculations, the area of the bedroom would be approximately 4.2 sqm. The bedroom therefore would not meet the minimum bedroom size as prescribed in the NDSS.

In regards to light and outlook, the single bedroom would only be facilitated by rooflights, however it is considered that this would provide a satisfactory level of light and outlook for a bedroom in the roof space.

Although no exterior amenity space would be provided, by virtue of the footprint of the proposed single storey rear extension, it is noted that this is a common feature for flats above retail premises both within the immediate area.

In conclusion, the proposal would unduly impact on the amenity of the present and future occupiers of the applicant property and the neighbouring properties. As such the proposal would fail to comply with policy DM1 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development SPD, the Nationally Described Space Standards and the National Planning Policy Framework.

Access, Highways and Parking

With any application for new development it is important to assess the impact on highway safety and under policy T2 of the adopted Core Strategy it is established that 'In all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through'. Policy T2 of the Core Strategy acknowledges that development that offers greater access for all forms of travel will assist the borough's continuous improvement to becoming more sustainable, healthier, greener and prosperous. Development proposals are required to satisfy the Council's accessibility hierarchy and in all circumstances, the safety, accessibility and amenity of those who live or have business in the area. Additionally, there is a requirement for developments to provide parking in compliance with the Council's Maximum Car Parking Standards as set out in Appendix 5 of the Core Strategy. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

Paragraph 111 of the NPPF states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.

It is noted that the proposal does not include off-street parking. At present a large footway to the front of the premises and kerbside parking is used to accommodate existing businesses. The highways department has noted that the proposal is likely to create additional parking demands. However, the highways department concluded that the proposal would not have a detrimental impact on road safety or highway capacity.

The highways department did request the addition of a Construction Method Statement owing to the area being likely busy with pedestrians. However, noting that the previous application did not request a Construction Method Statement and the overall size of the proposed development, it is considered that the addition of a condition requesting a Construction Method Statement on this occasion would be inappropriate.

For these reasons, the proposal is considered to be acceptable and in accordance with the relevant parts of adopted Rochdale Core Strategy policies T2 and DM1, the SPD and the NPPF.

Land stability and coal mining risk

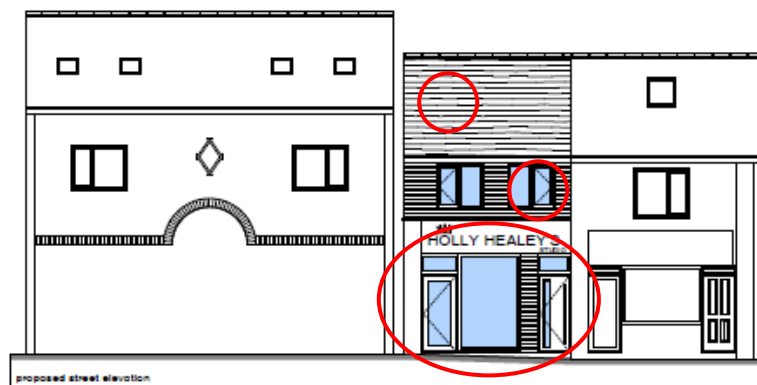
Paragraphs 183 of the NPPF set out a requirement to ensure sites are suitable for proposed use, taking account of ground conditions and land instability, including from former activities such as mining. Policy G9 of the Rochdale Core Strategy sets out that the Council will require that any risks arising from land instability, and appropriate actions to address these risks, are identified prior to any development taking place on that land.

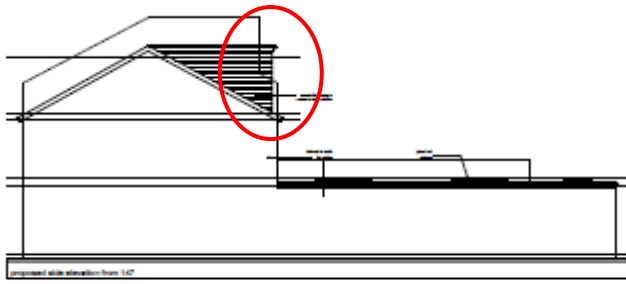
The site lies within the identified Development High Risk Area. The Coal Authority noted that the application site and surrounding area there are coal mining features and hazards including shallow coal mine workings. A Coal Mining Risk Assessment (CMRA) was provided with the application. The CMRA noted that an investigation was made for the adjoining land to the application site (application 19/00308/FUL). The investigation stated that no evidence of coal seams or coal mining voids were recorded. Additionally, no hazardous gas concentrations were noted from readings taken from the boreholes during drilling. The Coal Authority noted that the site is a short distance from the application site and the site is safe and stable to accommodate the proposed development. The Coal Authority therefore raised no objection.

It is therefore concluded that the proposal accords with the requirements of Policy G9 of the Core Strategy and the National Planning Policy Framework in relation to land stability.

Other matters – plans

The application is part-retrospective owing to work being undertaken. During the site visit it was noted that some of the work undertaken was differed from the proposed plans. After discussions with the applicant, the applicant wished to regularise the unauthorised work. Amended plans were subsequently provided. However, some of the plans were not altered (proposed side elevation and street scene elevation). It is considered that it would be inappropriate to request further amendments owing to the concerns raised above. Any future application will need to amend these plans so they are consistent with the rest of the proposal.





RECOMMENDATION

1. By virtue of its size, scale massing and design, the proposed rear dormer extension would constitute an incongruous and poorly designed addition which is detrimental to the character and appearance of the area. The proposal would therefore be contrary to the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
2. The proposed development does not include provision of bin storage to meet the needs of the future residential use. Owing to the addition of the single storey rear extension, no external space will remain for bins to be stored externally. As such bins are likely to be stored on land not in control of the applicant and in the open which would unduly impact on the character and visual amenity of the area and therefore fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
3. The proposed flat on the first and second floor would result in a poor standard of amenity for the future occupiers due to the substandard floor space of the flats including inadequately sized bedrooms which does not meet the minimum requirements of the 'Technical Housing Standards - Nationally Described Space Standards'. This would lead to a poor standard of living conditions for the future occupiers of the proposed flat. The application would therefore fail to accord with Policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

4. The addition of the proposed Juliet balcony and flat roofed single storey extension would have the potential to result in significant loss of privacy to the rear windows on the first floor of 147A and 143A Jubilee Road, and overlooking of the garden of 143A Jubilee Road. As such it is considered that the proposal would have the potential to unduly impact on the amenity of present and future occupiers of 147A and 143A Jubilee Road. The proposal would therefore fail to accord with the Council's Guidelines and Standards for Residential Development SPD, policy DM1 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.

Notes for Applicant:

1. For the avoidance of doubt, this decision relates to the following list of plans:

Location Plan
Existing Site plan
Proposed site plan
Existing and proposed elevations. Ref no: 2912 – 02. Received by email on 09/02/2023
Existing and proposed side elevation. Ref no: 2912 – 04
Existing and proposed floor plans and section drawing. Ref no: 2912 – 01
Existing and proposed streetscene. Ref: 2912 – 03
2. There are inaccuracies in the proposed plans. With any future planning application the inaccuracies will need to be amended so that they are consistent with one another.