

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00353/FUL

Name and address for correspondence:	Applicant name:
Mr R Anwar RA Design & Project Management Ltd Suite 4 The White House 42-44 Chorley New Road Bolton BL1 4AP	Mr S Khapi

Part I - Particulars of Application

Date of Application: 20 June 2023

Application No: 23/00353/FUL

Proposal:	Change of use from Residential (C3) to Teaching Centre (F1) for a maximum of 17 pupils
Location:	256 Ashfield Road, Rochdale, OL11 1QW

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 use of the property as a teaching centre, within a dense residential area with no off-street parking, would lead to a significant intensification of activity at and around the site, including associated noise and disturbance from comings and goings to and from the property at drop-off and pick-up times. This would have an unacceptable detrimental effect on the living conditions of adjacent and nearby residential dwellings particularly by reason of noise disturbance, and is harmful to the character of this residential area. It is likely to exacerbate existing parking and associated neighbour disputes. The issues cannot be controlled by planning condition and as a consequence, the development is contrary to the requirements of Policies DM1, G9 and C8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 2 The use of the property as a teaching centre would lead to a large number of visitors to and from the property. No dedicated off-street parking is proposed to serve the use and Ashfield Road already suffers from on-street parking at capacity. A significant increase in the number of cars attempting to park on-street in the vicinity of the site or drop off and pick up users of the facility would be detrimental to highway and pedestrian safety and would increase accident potential, and would be at the detriment of residential amenity. This development conflicts with Policies DM1 and T2 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 17 November 2023

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.

INFORMATIVE:

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

RAD/1798/23/1 - Existing and proposed plans submitted to the Council 06/04/2023

Planning Statement submitted to the Council 06/04/2023

Acoustic Planning Report 1110/APR1 submitted to the Council 20/06/2023