

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00356/FUL

Name and address for correspondence:	Applicant name:
Ahmed G6 studio Office 1 Izabella House 24-26 Regent Place Birmingham B1 3NJ	Mr Bijur

Part I - Particulars of Application

Date of Application: 29 May 2025

Application No: 25/00356/FUL

Proposal:	Change of use from one hot food takeaway to mixed use of a hot food takeaway at ground floor (Sui Generis), a retail unit (E) and self-contained flat (C3) at first floor and a self-contained flat (C3) at second floor including a rear dormer, roof lights, the repositioning of the extraction flue and the installation of external staircase to provide access to proposed retail unit and flats
Location:	289A Oldham Road, Middleton, Rochdale, M24 2DW

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 design, size, siting and massing, the proposed dormer would constitute an incongruous, disproportionate and poorly designed addition that would be detrimental to the character and appearance of the host property and surrounding area. The proposed development therefore fails to comply with policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint DPD, the Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
- 2 By virtue of the intensification of the existing use and failure to comply with the minimum separation distances outlined in paragraph 4.1 of the SPD, the proposed first and second floor windows serving the proposed residential units would result in a harmful loss of privacy for the occupiers of nos. 28 and 30 Norman Street. The proposed dormer would also have an overbearing impact on the aforementioned properties. The proposal does not therefore accord with policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint DPD, the

Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

- 3 The proposal fails to demonstrate adequate levels of internal amenity for future occupants due to its non-compliance with the Nationally Described Space Standards in terms of its gross internal floor area and floor-to-ceiling heights. The proposal therefore does not comply with, policies JP-H3 and JP-P1 of the Places for Everyone Joint DPD, policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document 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 24 July 2025

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.

For the avoidance of doubt, the decision notice relates to the following plans and supporting reports:

- Noise Impact Assessment dated 15/05/2025 prepared by Noise Assessments Ltd
- Odour Impact Assessment dated 15/05/2025 prepared by Noise Assessments Ltd
- Dwg no. 289A - OR - 102. Issue A
- Dwg no. 289A - OR - 103. Issue A
- Dwg no. 289A - OR - 104. Issue A
- Dwg no. 289A - OR - 105. Issue A
- Dwg no. 289A - OR - 106. Issue A
- Dwg no. 289A - OR - 107. Issue A
- Dwg no. 289A - OR - 108. Issue A
- Dwg no. 289A - OR - 109. Issue A