



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00631/FUL

Name and address for correspondence:	Applicant name:
Mr Alex Neild Studio OL3 Ltd Unit 7 Whitegate Business Centre Jardine Way Chadderton Oldham OL3 5LH	Volksmaster

Part I - Particulars of Application

Date of Application: 7 July 2025

Application No: 25/00631/FUL

Proposal:	Retrospective application for a detached garage and storage container within the existing car park
Location:	135 York Street, Heywood, Rochdale, OL10 4NS

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 siting, scale and materiality, the storage unit comprises a highly prominent addition to the surrounding townscape which sits at a disharmony with the positive characteristics of the surrounding area. The unit is sited in a visually dominant location which would screen the adjacent Engineers Arms which is formally recognised as a non-designated heritage asset, reducing the legibility of the building and severely diminishing the quality of its setting, resulting in harm to its significance and to the character and appearance of the surrounding area more generally. The proposal is therefore contrary to Policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, Policy JP-P2 of PfE and the NPPF.

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 1 September 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.

INFORMATIVE

The application has been refused based on the following plans and documents:

Retrospective Design & Access Statement

Drawing No: P-01 Rev A - Retrospective Existing Site Plan and Location Plan

Drawing No: P-02 Rev A - Retrospective Existing Floor Plan and Elevations

Drawing No: P-03 Rev A - Retrospective Proposed Site Plan

Drawing No: P-04 Rev A - Retrospective Proposed Floor Plan and Roof Plan

Drawing No: P-05 Rev A - Retrospective Proposed Elevations

Received on 7th July 2025

INFORMATIVE

The applicant is advised that Planning Enforcement will be notified of the refusal and will continue with the investigation into this breach.