



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00985/FUL

Name and address for correspondence:	Applicant name:
Mr Sajid Hussain Norden Quantity Surveying & Construction Services Ltd 732 Edenfield Road Rochdale OL127PP	Mr Abid Hussain

Part I - Particulars of Application

Date of Application: 3 October 2023

Application No: 23/00985/FUL

Proposal:	Erection of 2.no 2 bedroom self-contained apartments
Location:	Land Adjacent To 34 Queen Street , Heywood, OL10 4JY

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 internal layout the proposal would result in a poor standard of amenity for future occupiers as both apartments do not meet the minimum standards and Apartment 1, bedrooms 1 and 2 would have a poor outlook. The proposed development is also poor design and would be harmful to the character and appearance of the surrounding area. As such the proposal would not comply with policies DM1, P1, P2, P3 and C3 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development' (June 2016) SPD and the National Planning Policy Framework and relevant policies in Places for Everyone.
- 2 By reason of the proposal encroaching on the unadopted highway this would have negative effect on pedestrians using the highway and footpath, and would be unacceptable in regards to highway safety. As such the proposed development fails to accord with Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework and Places For Everyone.

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 May 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.

INFORMATIVE:

For avoidance of doubt this decision related to the following plans:

Block Plan/Site Plan - DWG 1 OF 4 Rev C

Proposed 2.No 2 bed self contained apartments on vacant land - DWG 4 OF 4 Rev C

Proposed 2.No 2 bed self contained apartments on vacant land - DWG 3 OF 4 Rev D

Proposed 2.No 2/3 bed self contained apartments on vacant land - DWG 2 OF 4 Rev D