

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00359/FUL

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL163BN United Kingdom	SAJJID MALIK

Part I - Particulars of Application

Date of Application: 27 June 2025

Application No: 25/00359/FUL

Proposal:	Installation of external roller shutters to front and side elevation and alterations to shopfront following removal of existing front canopy (part-retrospective)
Location:	226 Rochdale Road, Milnrow, Rochdale, OL16 3BN

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 works undertaken to the shopfront, by reason of their bulky form, low-quality, highly incongruous finish and materiality, fail to integrate sensitively with the existing positive characteristics of the application property and surrounding area, giving rise to significant adverse impacts to the character and appearance of the surrounding street scene. The development falls far short of the expectation for development to be well-designed and therefore fails to comply with the requirements and expectations of the Shopfronts and Security Shutters Supplementary Planning Document, Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan 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 22 August 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, this Decision Notice relates to the following submitted plans:

- Location Plan - received 02/04/2025
- Existing and Proposed Site Plan - drawing no. 24.3372.11 received 02/04/2025
- Existing Ground Floor Plan and Elevations - drawing no. 24.3372.12 received 02/04/2025
- Proposed Ground Floor Plan and Elevations - drawing no. 24.3372.10B received 27/06/2025