



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01157/FUL

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 418 Bury Road Rochdale OL11 5EU	Mr Waheed

Part I - Particulars of Application

Date of Application: 12 December 2024

Proposal:	Change of use of existing storage buildings to three no' 1 bedroom dwellinghouses
Location:	2,4 & 6 Sutcliffes Place, Rochdale, OL11 2ES, ,

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 proposal would result in homes providing sub-standard living conditions as a result of extremely poor outlook, limited daylight, and a substantial shortfall in internal amenity space which fails to meet the Nationally Described Space Standards. The homes would provide poor quality residential accommodation that would have a detrimental impact on the wellbeing of any future occupants. For these reasons the proposals are contrary to Policies JP-P1, JP-P6, and JP-H3 of Places for Everyone, Policies G9 and DM1 of the Rochdale Core Strategy, and the National Planning Policy Framework.
- 2 Insufficient information in the form of a noise assessment has been provided to demonstrate that the proposed development is compatible with the surrounding uses, and will not harm the living conditions of occupiers from increased noise. Accordingly, the proposal is contrary to Policy DM1 and G9 of the Rochdale Core Strategy, Policy JP-P1 of Places for Everyone 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 6 February 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 drawings:

Location Plan
Proposed Floor plans - 2229/2
Proposed Elevations - 2229/3
Existing Elevations and Floor Plans - 2229/1