



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00188/FUL

Name and address for correspondence:	Applicant name:
Mr Chris Wilkinson CD Wilkinson Plans 5 Highmeadow Outwood M26 1YN	Mr Kristjan Nikolla

Part I - Particulars of Application

Date of Application: 13 March 2025

Application No: 25/00188/FUL

Proposal:	Change of use of part of ground floor from dwellinghouse (Use Class C3) to barbershop (Use Class E).
Location:	87 Bridge Street, Heywood, Rochdale, OL10 1JG

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 proposed development constitutes inappropriate development within a residential area, causing a harmful visual impact which is out of keeping with the street scene, contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy and saved Policy G/R/1 of the saved Rochdale Unitary Development Plan.

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 5 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.