

Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 22/01380/PRA56

Name and address for correspondence:	Applicant name:
Mr Dalijit S Bharya Bharya DBC Ltd 76 Poplar Avenue Edgbaston Birmingham B17 8ES	Mr Jacob Fekete

Part I - Particulars of Application

Date of Application: 24 October 2022

Proposal:	Prior approval for change of use from Class E to 12 no. apartments
Location:	115 Spotland Road, Rochdale, OL12 6PJ

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued **15 December 2022**

Daniela Ripa
Interim Head of Planning Services

Town and Country Planning (General Permitted Development) (England) Order 2015

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Dalijit S Bharya 76 Poplar Avenue Edgbaston Birmingham B17 8ES	Mr Jacob Fekete

Part I - Particulars of Application

Date of Application: 24 October 2022

Application No: 22/01380/PRA56

Proposal:	Prior approval for change of use from Class E to 12 no. apartments
Location:	115 Spotland Road, Rochdale, OL12 6PJ

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s).

Reasons:

- 1 Insufficient information has been provided to demonstrate that the site has been vacant for a continuous period of at last 3 months immediately prior to the date of the application for prior approval. The proposed development is therefore not permitted by Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and planning permission is required.
- 2 Insufficient information has been provided to demonstrate that the use of the building fell within Class E for a continuous period of at least 2 years prior to the date of the application for prior approval. The proposed development is therefore not permitted by Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and planning permission is required.

Date Decision Issued **15 December 2022**

Daniela Ripa
Interim Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.