



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01133/FUL

Name and address for correspondence:	Applicant name:
Mr Amjad Tahir AFR STUDIO LTD 173 Dickenson Road Longsight Manchester M13 0YN	Mr. Bilal Ashraf

Part I - Particulars of Application

Date of Application: 31 October 2023

Application No: 23/01133/FUL

Proposal:	Change of use from a public house to retail premises with external illuminated signage and alterations to fenestration on the front ground floor elevation
Location:	71 Kenyon Lane, Middleton, Rochdale, M24 2QS

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 external works are unsympathetic to the character of the building and have resulted in harm to its appearance and to that of the local area. As such the proposal is not acceptable in design terms and does not accord with Policy DM1 and C3 of the Core Strategy and paragraph 135 of the National Planning Policy Framework (2024).
- 2 The proposed development would include the provision of a retail unit outside of a designated town centre, district centre or local retail centre. No evidence has been provided to successfully demonstrate that there are no suitable sites in, on the edge, or well connected to, the town centre, district centres or local centres. The proposal is therefore contrary to UPD policy G/S/1, policy E1 of the adopted Rochdale Core Strategy and paragraphs 90-95 of the National Planning Policy Framework (2024).

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 June 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 drawings:-

Proposed Site Plan A-04

Proposed Ground Floor Plan and Proposed Elevations A-04