



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01392/FUL

Name and address for correspondence:	Applicant name:
Mr Farhan Rama Archirama Ltd 3 Parkgate Ave Withington Manchester M203BZ	Optimax Ltd

Part I - Particulars of Application

Date of Application: 27 October 2022

Application No: 22/01392/FUL

Proposal:	Change of use from offices (Class E) to 8 apartments including first floor rear extension and loft conversion with rear dormer windows, front and rear rooflights, insertion of new ground, first and second floor side windows, and internal alterations including new staircase, wall openings and new partition walls. Construction of one detached dwelling to rear of site; new 1.8m high wall, railings and gate
Location:	132 Drake Street, Rochdale, OL16 1PN

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 By reason of its design, scale, size, siting, and improper choice of materials, the proposed development would result in an incongruous addition to the streetscene which would fail to integrate and relate well to the surrounding area, visually detracting from the character and appearance of the site, resulting in a loss of historic fabric, and would fail to sustain and enhance the historic and architectural significance of heritage assets. The proposed development is therefore considered to result in less than substantial harm to the Rochdale Town Centre Conservation Area and the Grade II listed No. 132 Drake Street, and without sufficient public benefits, the proposal is in conflict with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 By reason of the insufficient separation distance between the proposed dormer windows and the boundary of the proposed new dwellinghouse, the proposal would result in an unsatisfactory level of privacy for the occupiers of the proposed

dwellinghouse. Furthermore, by reason of the separation distance between the first floor window on the side elevation of the proposed dwellinghouse and the neighbouring property at No. 4 Moore Street, the proposal would result in an unsatisfactory level of outlook for the occupiers of the proposed dwellinghouse. In addition, by reason of the inadequate level of internal floor space proposed for flats 3 and 5 and the proposed dwellinghouse, in addition to the inadequate bedroom size of flat 3, and the lack of provision of private amenity space for the proposed dwellinghouse, the proposal would result in an unsatisfactory standard of occupier amenity for the future occupiers of these properties, in conflict with Policy DM1 of the adopted Rochdale Core Strategy, the Council's Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

- 3 Insufficient information has been provided to demonstrate that the proposed works to the roof of no. 132 Drake Street would not result in the loss of potential bat roosting habitat. The proposal is therefore in conflict with policy G7 of the adopted Rochdale Core Strategy 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 2023

**Daniela Ripa
Interim 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 relates to the following plans:

PL01 Proposed conversion of existing listed building into eight flats 7 one new detached dwelling to rear

PL02 Proposed conversion of existing listed building into eight flats 7 one new detached dwelling to rear

PL03 Proposed conversion of existing listed building into eight flats 7 one new detached dwelling to rear