



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00232/HOUS

Name and address for correspondence:	Applicant name:
Mr Tom Maudsley TM Architecture 12 Blencathra Close Middleton M24 5AL	Mr H Ali

Part I - Particulars of Application

Date of Application: 3 April 2024

Proposal:	Proposed dropped kerb to the front of listed building
Location:	Prince House , 39 Rochdale Road, Middleton, M24 2PT

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 dropped kerb would have an unacceptable impact on the usability of the existing bus stop to the front of the application property for people with impaired mobility. No safe alternative location for the bus stop has been identified and the proposal would result in the loss of the existing bus stop. In addition, the proposal would place vehicles in conflict with people using the bus stop. The proposal would be detrimental to highway safety and pedestrian accessibility, contrary to policies DM1 and T2 of the 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 29 May 2024

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.

INFORMATIVE:

For the avoidance of doubt, this Decision Notice relates to the following drawings :-

- Location Plan - Drawing no. SI-00-DR-A-0100
- Existing Site Plan - Drawing no. SI-00-DR-A-0800 Rev B