

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

## PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 25/00642/PRA56

|                                                                                             |                 |
|---------------------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                                        | Applicant name: |
| Mr Nu Fit Design LTD<br>CCC<br>60 Tweedale Street<br>Rochdale<br>OL11 1HH<br>United Kingdom | Me Shahzaib     |

### Part I - Particulars of Application

Date of Application: 21 July 2025

|                  |                                                                                                                           |
|------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Prior approval for change of use first and second floor from offices (Class E) to 2 self contained apartments (C3)</b> |
| <b>Location:</b> | <b>132 Yorkshire Street, Rochdale, OL16 1LD,</b>                                                                          |

### 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 10 September 2025

Melanie Hale  
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 Nu Fit Design LTD<br>CCC<br>60 Tweeddale Street<br>Rochdale<br>OL11 1HH<br>United Kingdom | Me Shahzaib     |

### Part I - Particulars of Application

Date of Application: 21 July 2025

Application No: 25/00642/PRA56

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| <b>Location:</b> | <b>132 Yorkshire Street, Rochdale, OL16 1LD,</b>                                                                          |

### 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 enable the Local Planning Authority to assess the impacts of noise from external sources on the intended occupiers of the proposed development. As such the proposed development does not satisfy the requirements of section 2(d) of Paragraph MA.2 and the proposed development is therefore not permitted under Class MA of Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 The proposed second floor flat fails to accord with the requirements of Article 3 (9A) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) in respect of the requirement for development to comply with the relevant Nationally Described Space Standard. The proposals therefore do not comprise permitted development.

Date Decision Issued 10 September 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 relates to the following list of plans:

- Location plan
- Existing and proposed floor plans: PLANNING/26158192-C
- Existing and proposed block plans: PLANNING/26158192-D
- Proposed elevations: PLANNING/26158192-B