



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00123/FUL

Name and address for correspondence: Mr M Farooq Building Design Services 418 Bury Road Rochdale OL11 5EU	Applicant name: Mr Zafeer Ahmed
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Part I - Particulars of Application

Date of Application: 24 February 2025

Application No: 25/00123/FUL

Proposal:	Erection of canopy to the front elevation
Location:	68 Spotland Road, Rochdale, OL12 6PQ,

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 canopy, by virtue of its siting, scale and design would represent an incongruous and irregular feature set prominently within the street scene which would not be well-designed and would be harmful to the character and appearance of the area. Further concern is also raised where the structure would encourage the external display of goods which would give rise to further harm to the character and appearance of the area. On this basis, the proposed development fails to comply with policy JP-P1 of the Places for Everyone joint development plan, policies DM1 & P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 29 April 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 plans and supporting documents:

- Proposed floor plans, site plan, and elevations: 2257/2
- Location plan

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.