



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00477/FUL

Name and address for correspondence:	Applicant name:
Mr. Hendrik van Rensburg DVR Architecture Ltd 36 Stafford Street St Georges Telford TF2 9JQ	Mr Makhan Dhillon

Part I - Particulars of Application

Date of Application: 12 June 2023

Application No: 23/00477/FUL

Proposal:	Change of use of first and second floors from commercial to 6no' x 1 bedroom flats including extension to roof to create 1no' x 1 bedroom and 1no' x 2 bedroom flats together with new shopfront and alterations to fenestration (re-submission of 21/01522/FUL)
Location:	84-86 Yorkshire Street, Rochdale, OL16 1JX

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 development through its poor quality design, appearance and use of incongruous materials to the proposed third floor extension will lead to unacceptable harm to the appearance of the building and street scene, including less than substantial harm to matters of heritage importance relating to the setting and views to and from the adjacent Town Centre and Town Head Conservation Areas and other non-designated heritage assets. No public benefits have been identified that would outweigh this harm. The proposal is therefore contrary to policies P1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 2 The proposed development will result in residential accommodation at first and second floors with habitable rooms on rear and southern side elevations that have severely limited outlook and will receive limited amounts of natural daylight by reason of close proximity to adjacent commercial buildings, that would have a detrimental impact upon on the residential amenity of future occupants of the flats that they would reasonably expect to enjoy, by way of overbearing impact, visual intrusion and loss of light, contrary to policies P3 and DM1 of the adopted Rochdale Core Strategy, the

Council's Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

- 3 The proposed development does not provide adequate provision of bin storage to meet the needs of the future residential uses by reason of its access, size of storage proposed and number of bins required. The proposal is therefore considered likely to have an unacceptable impact on the highway by bins being stored on Acker Street or Yorkshire Street. No Servicing Management Plan has been submitted which would alleviate these concerns. The development is therefore contrary to policies G9 and DM1 of the adopted Rochdale Core Strategy, the Council's Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans to the extent required. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 13 December 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.