



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00021/FUL

Name and address for correspondence:	Applicant name:
Josh Whitehill 769 Rochdale Road Slattocks Rochdale M24 2RN	Mr Harrison

Part I - Particulars of Application

Date of Application: 12 March 2025

Application No: 25/00021/FUL

Proposal:	Change of use from commercial unit (Class E) to 7-bedroom House of Multiple Occupation (Class C4) together with the installation of an external staircase and perimeter wall to the side elevation, alterations to fenestration.
Location:	872 Manchester Road, Rochdale, OL11 2SP

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 virtue of its failure to comply with the minimum space standards established under paragraph 4.1 of the SPD, the proposed scheme would have an unacceptable impact on the amenity of neighbouring and future occupants. The location of multiple habitable room windows would either undermine the privacy of neighbouring occupants at no. 874 Manchester Road, or would unduly restrict the outlook and provision of natural light for future occupants. The proposed development therefore fails to comply with the National Planning Policy Framework, policy JP-P1 of the Places for Everyone Joint Development Plan, policy DM1 of the Core Strategy, and the Council's Guidelines and Standards for Residential Development SPD.

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 May 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.

INFORMATIVES:

For the avoidance of doubt, this decision relates to the following plans and supporting documents:

- Proposed site plans: 2503-202
- Proposed elevations: 2503-203B
- Proposed floor plans: 2503-201
- Location/block plans: 2503-OS
- Design and Access Statement (RH Building and Construction Ltd., 6th January 2025)
- Heritage Statement (Zerum, February 2025)
- Noise Impact Assessment: NP-012206 (Nova Acoustics, 20/02/2025)