



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**Full Planning Application**

APPLICATION REFERENCE: 25/00962/FUL

<b>Applicant</b> Mr Iliad Pirasteh 5 Woodlands Road Rochdale OL16 4HA	<b>Agent</b> Mr Rashid Mehmood (I. Planning Services) 2A Cook Street BURY BL9 0RP
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Part I - Particulars of Application

**Proposal:** Change of Use from a dwellinghouse (Class C3) (part ground floor) to office accommodation (Class E) together with conversion of loft space, the addition of two velux roof windows, internal alterations, insertion of new window to side elevation and alterations to fenestration on the front elevation - Part retrospective

**Location:** 99 Church Street Littleborough Rochdale OL15 8AA

**Valid On:** 27 November 2025

**DECISION: REFUSE PERMISSION**

**Refusal(s) (4)**

- 1 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.
- 1 The application fails to demonstrate that the site is sequentially preferable and would seek to site a main town centre use outside of any designated centre. In the absence of any appropriate information to demonstrate otherwise, the proposals would be harmful to the vitality and viability of the Littleborough Town Centre. The proposal would therefore fall contrary to the requirements of Policy E1 of the Core Strategy and the National Planning Policy Framework.

- 2 By virtue of its poor design, the revision of the existing front window opening to a larger glazed window would result in visual harm to the cohesion of the street scene and fenestration, which would be at the detriment of the terraced streetscene. This would amount to less than substantial harm caused to the Littleborough Town Centre Conservation Area. In failing to take account of positive characteristics of the surrounding built environment, namely through failing to have regard to the pattern and proportions of fenestration present across the terrace, the development would comprise a harmful and unjustified alteration that would not be well-designed. No public benefits have been identified that would outweigh this harm. As such, the proposal is contrary to Policy P1, P2 and P3 of the Rochdale Core Strategy, Policies JP-P1 and JP-P2 of Places for Everyone and the National Planning Policy Framework.
- 3 The proposed development would result in insufficient outlook for the occupants of the bedroom located on the second floor of the property. This would not result in a high level of amenity for the occupants, contrary to Paragraph 135 of the NPPF. The proposal fails to comply with the requirements of Policy G9 and DM1 of the Rochdale Core Strategy, JP-P1 of the Places for Everyone Joint Development plan, and policies contained within the NPPF,

Date of Decision: 01/05/2026

Melanie Hale  
Head of Planning

**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.

<b>Your attention is drawn to the following (1)</b>	
1	<p>For the avoidance of doubt, the decision relates to the following plans and documents:</p> <ul style="list-style-type: none"> <li>• Location Plan</li> <li>• Proposed Floor Plans and Elevations Ref IPS/R/99/OL158AA dated 16/07/2025</li> <li>• Heritage Impact Statement prepared by Townscape</li> </ul>

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|  | <ul style="list-style-type: none"><li>Existing Floor Plans and Elevations Ref IPS/R/99/OL158AA dated 16/07/2025</li></ul> |
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**INFORMATIVE:**

If you are unhappy with the decision to refuse permission you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.