

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: PL/2026/0422

Applicant Mr N Lowrey 12 Woodfield Road Alkington Middleton Rochdale M24 1NF	Agent Mr Andrew Chapman 1 Kearswick Cottage Kearswick Kirkby Lonsdale LA6 2EB
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Part I - Particulars of Application

Proposal: Replacement of existing roof and cladding, raising existing roof over offices and extending shallow pitched roof over whole building

Location: Vestacare Ltd
Unit 1 Westcroft Industrial Estate
582 Manchester Old Road
Middleton
M24 4GJ

Valid On: 29 June 2026

DECISION: REFUSE PERMISSION**Refusal(s) (2)**

- 1 The proposed development by virtue of its materiality, form and massing sited at a prominent location which is readily visible from Manchester Old Road, would appear as an unduly incongruous, out of character addition to the existing street scene. The proposed development would fail to respect the positive local character and vernacular of the street scene and surrounding area and would therefore be detrimental to the visual amenities of the area, contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and Policy DP3 of the National Planning Policy Framework.
- 2 In the absence of a sunlight/daylight assessment to indicate otherwise, the application submission has failed to demonstrate that the proposed increase in height, scale and massing of the application building would not adversely impact on the amount of light and outlook received into No. 580 Manchester

Old Road. The application submission has therefore failed to demonstrate that the proposed development would not be detrimental to the amenity that No. 580 can reasonably expect to enjoy and is therefore contrary to the adopted Guidance and Standards for Residential Development Supplementary Planning Document, Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date of Decision: 25/08/2026

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.

Your attention is drawn to the following (1)	
1	For the avoidance of doubt this decision relates to the following plans: • DWG No. 0.03 (Proposed Site Plan) • DWG No. 02b (Proposed Elevations) • Design and Access Statement • DWG No. PP-14909102v3 (Location Plan)

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

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>.