

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application - Change of Use**

APPLICATION REFERENCE: PL/2025/1311

Applicant Mr Mohammad Saghier 120 Hare Street Rochdale OL11 1JT	Agent Mrs Dawn Winterbottom 4 Swallow Close Carrbrook, Stalybridge SK15 3LU
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Part I - Particulars of Application

Proposal: Change of use from Nursing Home (Use Class C2) to Jewellers (Use Class E), part two storey part single storey side extension and alteration to fenestration

Location: 120 HARE STREET, ROCHDALE, OL11 1JT

Valid On: 8 July 2026

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

- 1 The proposal constitutes a main town centre use outside a town centre. The applicant has failed to satisfactorily demonstrate compliance with the sequential approach required by Core Strategy Policy E1 and NPPF Policy TC3. In particular, the submitted Sequential Test fails to adequately consider opportunities within the nearby Milkstone Road/Maldon Street Local Centre and other sequentially preferable locations, applies insufficiently justified floorspace requirements, relies on self-imposed commercial preferences and fails to demonstrate the degree of flexibility required by national policy. Consequently, the Local Planning Authority is not satisfied that suitable and available sequentially preferable sites do not exist. The proposal would therefore introduce a main town centre use outside a town centre contrary to Core Strategy Policy E1 and NPPF Policy TC3.
- 2 The proposal, by reason of the poor architectural composition of the extension, the awkward arrangement of roof forms, extensive areas of inactive ground floor frontage, excessive hardstanding, limited landscaping, prominent siting of the bin store, poorly designed shopfront and inconsistencies within the submitted drawings, would fail to achieve a high standard of design or positively respond to the character of the site and its

surroundings. The development would fail to sufficiently enhance the appearance of this prominent corner site and would result in a visually poor and unsympathetic form of development. The proposal therefore conflicts with Core Strategy Policies P3 and DM1, Places for Everyone Policy JP-P1, the Rochdale Shop Fronts and Security Shutters SPD and NPPF Policy DP3.

Date of Decision: 02/09/2026

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	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.

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>.