

Report to Planning and Licensing Committee



Date of Meeting	18 December 2019
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Mubeen Patel
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<b>Application:</b> 19/00428/FUL	<b>Township:</b> Rochdale	<b>Ward:</b> Milkstone and Deeplish
<b>Appeal Reference:</b> APP/P4225/W/19/3238012		<b>Decision level:</b> Delegated
<b>Site Address:</b> 23-25 Drake Street, Rochdale, OL16 1RX		
<b>Proposal:</b> Change of use of upper floors and part of ground floor to form 10 no. residential apartments (Use Class C3) together with insertion of windows and doors to ground floor and retention of part of ground floor for retail (Use Class A1)		
<b>Applicant:</b> Mr Mohammad Sadeeq		<b>Agent:</b> Mr Michael Chow
<b>Planning Inspectorate Decision:</b> Appeal Dismissed – 02 December 2019		
<ul style="list-style-type: none"> <li>– The application was refused on the grounds that 7 of the proposed would not result in a satisfactory standard of amenity for the future occupiers due to the substandard size (floor space). In addition, the standard of amenity for the future occupiers of flats 1 and 2 would be harmed due to the lack of natural light and outlook that would be provided in these flats. As such, the proposal would fail to provide a satisfactory standard of amenity for future occupiers.</li> <li>– The Inspector agreed with the Council’s decision and stated that the effect of the restricted floorspace would result in future occupants being afforded very limited space and cramped living conditions. Coupled with the poor daylight levels for units 1 and 2, the proposal overall would provide poor living conditions and low amenity standards for the future occupiers.</li> <li>– The Inspector confirmed that bringing back a vacant building into use would be of benefit to the local area and of a minor economic benefit. However, findings in relation to the future living conditions of the occupiers would substantially outweigh these matters.</li> <li>– The Inspector concluded by stating that the proposal would fail to provide acceptable living conditions for the future occupiers, contrary to local and national planning policy and guidance.</li> </ul>		