

Report to Planning and Licensing Committee



Date of Meeting	06 February 2020
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
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Application: 18/00801/FUL	Township: Rochdale	Ward: Central Rochdale
Appeal Reference: APP/P4225/W/19/3224495		Decision level: Delegated
Site Address: Land Adjacent Ruchi Restaurant, 69 - 71 Whitworth Road, OL12 0RD		
Proposal: Use of land to form car park and car wash facility		
Applicant: Mr Abdul Hye		Agent: Mr Malcolm Percy
Planning Inspectorate Decision: Appeal Dismissed – 18 th December 2019		
<ul style="list-style-type: none"> – The application was refused for two reasons, firstly the development would result in the loss of an area of urban greenspace which makes a positive contribution to the visual amenity and increase the monotony of built development along Whitworth Road including the inclusion of a tubular frame canopy structure. Secondly, the site is in close proximity to residential flats and two self-contained residential flats above the restaurant, this proposal would therefore introduce noise from jet wash equipment and comings and goings of vehicles between 8am and 6pm impacting on residential amenity. – In relation to the loss of urban greenspace the inspector gave significant weight to the planning permission granted in 2017 for use of the site as a car park (17/00823/FUL) that would have resulted in hard surfacing of the site, in addition the applicant was happy to provide a 1m deep planted strip as part of that permission. As such, the Inspector considered that although the existing grassland softens the views and provides visual relief, he did not consider this was of sufficient merit to warrant justifying its retention or the refusal of planning permission on this reason. – However, the Inspector concluded that the tubular frame canopy as part of the car wash would be in a prominent position and would be highly visible from Whitworth Road and would be an incongruous feature harmful to the character and appearance of the area. – In terms of living conditions, the Inspector agreed that there would be some noise impact from jet sprays and engines running that would adversely affect the living conditions of occupiers of the neighbouring residential properties. – The Inspector concluded by stating that the loss of the green space is not unacceptable, however, this does not outweigh the concern found in respect of the proposed canopy associated with the proposed car wash, and the impact of the car wash operation on the living conditions of the occupiers of nearby residential properties. 		

