

# NOTICE OF REFUSAL OF PLANNING PERMISSION

**Town and Country Planning Act 1990**  
**Town and Country Planning (Development Management Procedure) (England)**  
**Order 2015**

**Correspondence Address:**

Mr Belal Rashid  
Unit 3 Bright St  
Greater Manchester  
OL8 4AB

**Applicant:**

Ms Mehtab Shaukat  
Ash Tree Grove  
Nelson  
BB9 0WA

**Application Number:** FUL/345796/20

**Date of Application:** 11th November 2020

**Location:** 70 - 74 Milnrow Road, Shaw, Oldham, OL2 8ER,  
**Proposal:** Change of use from public house to temporary emergency sheltered accommodation (18 bedrooms) including hip to gable roof; front and rear dormers and alterations to windows/doors

- 1 The proposed roof alterations, by virtue of the hip to gable extension and extensive dormer sizes would create over-dominant and incongruous features which would cause significant, adverse harm on the character and appearance of the building and street scene. The proposed development is therefore contrary to Policies 9 and 20 of the Oldham Local Plan.

**The application has been determined on the basis of the following submitted details:**

<b>Reference:</b>	<b>Version:</b>	<b>Description:</b>
Location Plan		Location Plan
Site Plan		Site plans
A103		Floor Plans - Proposed
A102		Elevations - Proposed

## Statement and Informative Notes:

1 Statement in accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

The proposed development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development. There were no solutions to the scheme, or conditions which could reasonably have been imposed to make the development acceptable. It was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

## 2 HOW TO APPEAL AGAINST A DECISION OF THE LOCAL PLANNING AUTHORITY

If an applicant is aggrieved by the decision of the Council as Local Planning Authority to refuse planning permission, or to impose conditions on the grant of planning permission, they may appeal to the Secretary of State within such time after the Council's decision as is set out below under the following statutory provisions:

Planning applications - Section 78 of the Town and Country Planning Act 1990. Within 6 months of the date of the decision.

The right of appeal is limited to the applicant only; and does not extend to any other party with an interest in the land, nor any other third party. Appeals must be made on a form obtainable from the address below: The Planning Inspectorate

Temple Quay House

2 The Square

Temple Quay

Bristol

BS1 6PN

Tel: 0303 444 5000

Further Information of the appeal process can be found on the following website:

[www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

**Signed on behalf of the Council**

**Dated:** 29th January 2021

*Emma Barton*