

Town and Country Planning Act 1990: Town and Country Planning (Development Management Procedure) (England) Order 2015: Notice of Refusal of Planning Permission

Reference: PA/2024/1912
Applicant: Mr Mohammed Naeem
Agent: Mr Muthahar Khan

Date of Issue: 25/07/2025

Part 1 – Particulars of Application

Location: Wellington Inn, 37 Worsley Road, Eccles, M30 8PB
Proposal: The conversion of the existing pub to 5no. 1-bedroom apartments, rear extension to accommodate a new staircase, the construction of a new apartment block with 7no. 1-bedroom flats, with external works including the provision of parking and boundary treatment.

Part 2 – Particulars of Decision

Refuse

In pursuance of their powers under the above Act, Salford City Council as Local Planning Authority hereby **REFUSE** permission for the above development for the following reason(s);

Refusal Reasons (3)

- The proposed development involves the conversion of an existing public house into residential flats. Insufficient information has been provided to justify the loss of this community facility. In particular, no evidence has been submitted to demonstrate that suitable alternative provision exists, that the existing use is no longer financially or operationally viable, or that the site has been subject to a genuine and sustained marketing exercise. In the absence of such justification, the proposal fails to demonstrate that the loss of this community facility is justified contrary to Policy TC5 of the Salford Local Plan: Development Management Policies and Designations (SLP:DMP), the provisions of the National Planning Policy Framework.
- The proposed development would introduce twelve residential units of which all are one-bedroom apartments, with no supporting evidence submitted to justify this limited mix including up-to-date housing needs evidence, market demand data, site-specific constraints or viability justification provided to demonstrate that a more balanced housing mix is not achievable. In the absence of such justification, the proposal is considered to be contrary to Policies H1 and H2 of the Salford Local Plan: Development Management Policies and Designations (SLP:DMP) and Policy JP-H3 of the Places for Everyone Plan and the National Planning Policy Framework.
- The proposed development, by reason of aspects of poor design, fails to deliver a high-quality, safe, and inclusive residential environment. The proposed building's design lacks architectural coherence, with oddly sited dormers which do not respect the rhythm of the fenestration of the main elevation and poorly articulated entrances. Furthermore, the layout of the proposed development site is unacceptable with insufficient space for bin storage, unacceptably small car parking spaces and a rear yard dominated by hardstanding, leaving limited scope for meaningful landscaping or amenity space. The majority of flats are accessed from the rear, via poorly overlooked and potentially unsafe routes, exacerbated by the proposed 1.8m high fencing which creates a tunnel-like effect and introduces potential hiding spots. The amenity of future

occupiers would be further compromised by the poor internal and external arrangement of certain units. In particular, Flat 1 (existing building) would suffer from limited access to natural light and outlook due to its largely below-ground position served only by small and high-level window openings. Similarly, Flat 5 (proposed building) would be accessed from the rear yard, with its bedroom window adjacent to external stairs and platform serving other units (within the existing building), resulting in unacceptable overlooking.

This would result in a development that fails to meet basic principles of good design, residential amenity, and crime prevention. The proposal is therefore contrary to Policies D1, D2, D3, D4, D5, D6, D7, H2, A3, A6, A7 and WM1 of the Salford Local Plan: Development Management Policies and Designations, Policy JP-H3, JP-P1, JP-C6, and JP-C8 of the Places for Everyone Plan, and the National Planning Policy Framework.

Article 35 Declaration

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.

Signed



John Searle
Executive Director of Place

Further Information:

You can find advice in regard to your rights of appeal at:

<https://www.gov.uk/government/organisations/planning-inspectorate>

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose. For more information about making a Building Regulations application, contact Salford City Council Building Control Team by email building.control@salford.gov.uk, or see our website at www.salford.gov.uk/planning-building-and-regeneration/building-regulations.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.