

Statement to support a non-material amendment to previous permission 19/01229/FUL for the Change of use and conversion existing Institutional Building (D1) to 6 residential apartments (C3) including alterations to front and rear elevations at **23 Church Lane, Rochdale, OL16 1NR**



JG-D has been instructed by Ms S Shuja to submit a non-material amendment for changes to the approved scheme at the former Institute for the deaf, Church Lane, Rochdale.

Following the granting of Planning Permission, the applicant undertook grant aided works to the external envelope and is now embarking on the internal fit-out. Discussions with local agents have highlighted the mismatch between the approved layout of Apartment 3 and the perceived town centre rental market. The scheme initially featured a room in room bed to the rear of the living space but this was rejected during the determination period on privacy grounds in favour of a single bed layout. Agency advice has suggested the current layout is virtually unlettable and recommended applying to create a second bedroom.

Initial concerns regarding privacy will be allayed with an obscure film to the lower section of the window and the provision of blinds and curtains.

For the avoidance of doubt this application relates solely to the internal layout of Apartment 3.

This approach has been informed by S96A of the Town & Country Planning Act 1990:

“In deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted” and the Council’s Protocol for dealing with non-material amendments.

The four key tests in the Protocol are:

1. Is the change inconsequential in terms of its scale in relation to the original approval? **Yes**

If so, three further tests need to be met:

1. Would the change result in a detrimental impact either visually or in terms of living conditions? **No**

2. Would the interests of a third party who participated or were informed of the original decision be disadvantaged in any way? **No**

3. Would the amendment be contrary to any policy of the Council? **No**

The amendment does not contradict the original application description or contravene any of the associated conditions. It is opined that the layout is more appropriate for Town Centre accommodation, meets the criteria of TSS guidance for a 3 person two bedroom apartment, will help to ensure the continued use of an important local landmark, and will not have a detrimental impact on either the tenant or neighbours and can therefore be considered a non-material amendment.