



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

21

Suffix

Property Name

Address Line 1

Mill Gate

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL16 2NU

Description of site location must be completed if postcode is not known:

Easting (x)

391023

Northing (y)

414881

Description

Applicant Details

Name/Company

Title

Mrs

First name

Melanie

Surname

McNally

Company Name

Hair @ Millgate

Address

Address line 1

21 Mill Gate

Address line 2

Address line 3

Town/City

Rochdale

County

Rochdale

Country

Postcode

OL16 2NU

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Melanie

Surname

Mcnally

Company Name

21

Address

Address line 1

millgate

Address line 2

21

Address line 3

Town/City

Rochdale

County

Country

United Kingdom

Postcode

OL162NU

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
- ☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

To include a home base salon for myself to work from, 2 workstations and a backwash

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The last use was a garage for the property

Has the proposal been started?

- ☒ Yes
- ☐ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing use of the building is lawful as it has always been used as an integral part of the residential dwelling 21 Millgate Rochdale OL162NU for purposes incidental to the enjoyment of the dwellinghouse.

The building was constructed alongside the main house and has consistently used for domestic storage, such as housing garden equipment, bicycles, and household items. This use falls within the legal definition of a purpose incidental to a dwellinghouse and does not constitute a separate planning unit. The building is shown as a garage on the original title deeds and plans for the property.

Therefore, the lawful use of the land/buildings is as part of a single-family dwelling.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

93/D29351 - Single Storey Rear Extension To Dwellinghouse which was considered permitted development on 27/05/1993

96/D32887 - Private Detached Double Garage – Granted subject to conditions on 15/04/1996

Select the use class that relates to the existing or last use.

Change of use

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Change of use

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

This proposal for the change of use from a residential garage to a small hair salon is considered acceptable and should be granted permission for the following key reasons, which demonstrate that it aligns with national and local planning policy and will not adversely impact the amenity of the area:

1. Minimal Impact on Residential Amenity:

The nature of a hair salon is a low-impact, quiet operation. The business will operate on a strictly appointment-only basis, which will minimise vehicle movements and prevent any congregation of clients. Proposed operating hours will be limited to 9am to 5pm to tuesday Saturday, ensuring no disturbance during unsocial hours. The use does not generate significant noise, odour, or waste beyond that of a normal residential property. Furthermore, the existing off-street parking space at the property will be retained for client use, ensuring that there is no increase in pressure on on-street parking for neighbours.

2. No Adverse Change to the Character of the Area:

The proposal involves no external alterations to the building. The garage will be converted internally, meaning the residential character and appearance of the property and the surrounding streetscene will be fully preserved. The scale of the development is modest, involving the sensitive reuse of an existing ancillary building without extending its footprint.

3. Support for the Local Economy and Community:

This proposal supports the creation of a new small business and a local job, contributing positively to the local economy as encouraged by the National Planning Policy Framework (NPPF). It will provide a valuable community service within a residential area, offering convenience to local residents and reducing the need for car journeys to town centres.

4. Compliance with Planning Policy:

The proposal constitutes the sustainable reuse of an existing building. It is considered that the change of use represents a proportionate and appropriate level of commercial activity within a residential setting, which can be accommodated without harm to the living conditions of neighbouring residents. The application demonstrates that the principles of the NPPF and the relevant policies of the Rochdale Council are satisfied.

In conclusion, the proposal is a well-considered, small-scale enterprise that sensitively integrates into its residential context. It presents no harm to residential amenity, the character of the area, or highway safety, and it offers clear benefits to the local community and economy. Therefore, it is respectfully requested that planning permission be granted.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Certificate of lawfulness

Date (must be pre-application submission)

08/08/2025

Details of the pre-application advice received

cannot locate an application for a certificate of lawfulness on 21 Millgate. There are two historic applications:

93/D29351 - Single Storey Rear Extension To Dwellinghouse which was considered permitted development on 27/05/1993

96/D32887 - Private Detached Double Garage – Granted subject to conditions on 15/04/1996

Kind regards

Sharon Hill L

Team Leader (Planning Support, Data & Innovation)

Economy

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Melanie McNally

Date

24/09/2025