



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Full Planning Application

APPLICATION REFERENCE: PL/2026/0105

Applicant Mr Abdul Rouf 59 George Street Rochdale OL16 2RR	Agent Mr Doug Purnell The Coach House Preston Road Charnock Richard Chorley PR7 5LH
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Part I - Particulars of Application

Proposal: Change of use and conversion of existing office building (Use Class E) into 6-bedroom House of Multiple Occupation (HMO) (Sui Generis) with associated works including installation of 2no. windows to first floor front elevation, removal of security shutters/grilles and installation of cycle rack

Location: 69A, Church Street, Littleborough, OL15 8AE

Valid On: 23 February 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (8)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The permission relates to the following plans:
 - Drawing No: Ex03. Revision A – Existing Plans and elevations
 - Drawing No: P05. Revision C – Proposed Plans and elevations
 - Drawing No: P06. Revision B – Proposed First Floor Plan
 - Drawing No: P07. Revision C – Proposed Location and Site Plan

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt, and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The materials used in the carrying out of any repair works to the exterior of the building as a result of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and to safeguard the character of the Conservation Area, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 No development shall take place until full product specifications for the windows including detailed designs of the window reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the submitted details shall also include a product specification for the privacy film shown on drawing number P05 revision C. The windows and privacy film shall be installed in accordance with the approved details prior to the first occupation of the building hereby approved.

Reason: In the interests of visual and occupier amenity, and to safeguard the character of the Conservation Area, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 The development hereby approved shall not be brought into use until such time as details for the design of refuse/recycling bin store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and to safeguard the character of the Conservation Area, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core

Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 6 Prior to first occupation of the HMO hereby approved, the cycle racks shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the HMO at all times.

Reason: In order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy T2 of the adopted Rochdale Core Strategy.

- 7 The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within the submitted 'Noise Impact Assessment' (Project No: 22488) prepared by Enevo and dated 15/09/2025. No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 8 The development hereby approved shall be for use by a maximum of 8 residents only and the communal kitchen and living / dining room as shown on approved drawing number P05 revision C shall be retained for communal use for so long as the property remains in use as an HMO.

Reason: To ensure that an adequate standard of amenity and living space is provided for the residents in accordance with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-H3 of PFE, the SPD and the NPPF.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date of Decision: 15/04/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (2)	
1	The applicant is advised that this property will require licensing. Please contact the Landlord Licensing Team via landlordlicensing@rochdale.gov.uk
2	The applicant is advised that as the property is located on an un-adopted road care should be taken to ensure that the road is not damaged and any damage that may be caused would need to be rectified.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in

accordance with the provision of Part IV of the Town and Country Planning Act 1990.

- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at:

<https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.