

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00406/FUL

Name and address for correspondence:	Applicant name:
Mr John Hodkinson 20 Westgate Avenue Ramsbottom Bury BL0 9SS	Ms Jennie Blake

Part I - Particulars of Application

Date of 3 June 2024
Application:

Proposal:	Conversion of existing garage to a beauty salon (Class E) - Retrospective
Location:	13 Woodtop Avenue, Rochdale, OL11 4BD

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

Conditions and Reasons:

1 The permission relates to the following plans:

- Location Plan and 'As existing Elevations'- 24/771/02A
- Current Existing Floor Plan - 24/771/01
- Site/Block Plan

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 and the National Planning Policy Framework.

2 The beauty salon use hereby approved relates solely to the garage conversion, and no other part of 13 Wood Top Avenue.

Reason: In the interests of residential amenity and highway safety in regards to car parking.

- 3 The occupation of the beauty salon use hereby approved shall be limited to the occupier of the adjoining residential dwelling 13 Wood Top Avenue.

Reason: To protect the residential amenity of the occupier of the adjoining dwellinghouse, 13 Wood Top Avenue.

- 4 The garage shall be used only for a beauty salon and for no other purpose whatsoever, (including any other purpose in Class E of the schedule to the Town and Country Planning (Use Classes) Order 1987 or any subsequent re-enactment).

Reason: A change of use of the garage would have an unacceptable impact on neighbour amenity and/or the character and appearance of the area.

Procedure Statement:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued 29 July 2024

Melanie Hale
Head of Planning Services

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.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.