

Officer Report

Case Reference: NOT/2026/0174
Location: 442 EDENFIELD ROAD, ROCHDALE, OL12 7PD
Proposal: Prior Approval for proposed change of use of the 2 upper floors from hairdresser (Class E) to 2 no. residential flats (Class C3) Use of rear site area as car parking and bin storage. (Re-submission of application ref: NOT/2025/1349)
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a three-storey building constructed of grey render with a pitched roof located to the north of Edenfield Road. The application site is currently designated Class E and has most recently been used as a hairdressers.

A Tesco Express is found immediately to the west and a public house to the east.

PROPOSAL

This is a prior approval for a proposed change of use of the first and second floor from Commercial, Business and Service (Use Class E) to 2No. residential apartments (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G.

Each floor would comprise 1 apartment which would be accessed from the rear of the application site. The ground floor would remain Use Class E. The application is a resubmission of a previously refused application NOT/2025/1349.

Publicity: The application was advertised through notification letters sent to immediate neighbours. A site notice was posted on 11.03.2026

Neighbours notified:

Nos. 438, 444-446, 440, 393, 391, 389, 387, 385 Edenfield Road

Number of representations received: 0

ASSESSMENT

Class G - commercial, business and service or betting office or pay day loan shop to mixed use

Permitted Development

G. Development consisting of a change of use of a building—

(a) from a use within Class E (commercial, business and service) of Schedule 2 of the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats;

(c) from a use within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order, to a mixed use for any purpose within Class E (commercial, business and service) of Schedule 2 to that Order and as up to 2 flats;

(e) from a use falling within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order to a mixed use falling within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order and as up to 2 flats

Conditions

G.1 Development permitted by Class G is subject to the following conditions—

(a) some or all of the parts of the building used for a use within, as the case may be, article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of, or Class E of Schedule 2 to, the Use Classes Order is situated on a floor below the lowest part of the building used as a flat;

COMPLIES

(b) where the development consists of a change of use of any building with a display window at ground floor level, the ground floor must not be used in whole or in part as a flat;

NOT APPLICABLE - change of use to first and second floor

(c) a flat must not be used otherwise than as a dwelling (whether or not as a sole or main residence) — (i) by a single person or by people living together as a family, or (ii) by not more than 6 residents living together as a single household (including a household where care is provided for residents)

COMPLIES

(d) before beginning development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(i) contamination risks in relation to the building;

Assessment – the site is not within an area at risk of land contamination.

(ii) flooding risks in relation to the building;

Assessment – The site is not located within a flood risk zone and there are not considered to be any flooding risk concerns. The Environment Agencies Flood Map does not show the site to be at risk of flooding. In any case, the change of use would be to the first and second floor, therefore would not be at immediate risk of flooding.

(iii) impacts of noise from commercial premises on the intended occupiers of the development;

Assessment – The ground floor of the existing building is currently used as a hairdressers; the Local Planning Authority understands that this has not been open for some time, however, and the unit is currently vacant. The application submission, however, indicates that this unit will remain as a hairdressers; this is not considered a business which would cause a detrimental amount of noise and is unlikely to be open late into the night.

Notwithstanding, the application submission indicates that acoustic insulation is to be provided at each floor to reduce the impact of noise on the occupiers of the apartments.

(iv) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

Assessment – the proposed first floor apartment would provide adequate amounts of light into all habitable rooms. Each habitable room would be served by its own window.

The proposed second floor would include individual windows to the bedroom which would provide adequate natural light. The living room/kitchen would provide 4 No. roof lights which are the subject of application PL/2026/0369 and would provide adequate natural light into this habitable room. The installation of these windows should be secured by way of condition.

(v) arrangements required for the storage and management of domestic waste.

Assessment – the proposed development would provide bin storage to the rear elevation of the building, where there is an existing area of hardstanding.

Article 3 (9A) of the GPDO also states that Schedule 2 does not grant permission for, or authorise any development of any new dwellinghouse –

(a) Where the gross internal floor space is less than 37 square metres in size; or

(b) That does not comply with the nationally described space standard issued by the DCLG on 27 March 2015.

In this case, the proposed first floor would be a 1 bedroom apartment with a total internal floor space of 46.9sqm, and a bedroom of 12.8sqm. This is in accordance with the requirements of subsection (a), and with the NDSS for a 1 bedroom 1 person apartment.

The second floor apartment would have a total internal floor space of 48sqm and a bedroom of 17sqm. This is in accordance with the requirements of subsection (a) and the NDSS for a 1 bedroom 1 person apartment.

RECOMMENDATION: Prior approval REQUIRED and GRANTED

Recommendation: Approve with Conditions

Condition(s) (1)

- 1 The residential use of the second floor hereby permitted shall not commence until the roof lights shown on plan R-1036-04 (Revision C) of planning permission PL/2026/0369 for the provision of adequate natural light, have been installed in complete accordance with the requirements of that permission. The roof lights shall be retained thereafter in full working order for the lifetime of the development.

Reason – To ensure the provision of adequate natural light into all habitable rooms in the interest the residential amenity of future occupiers, in accordance with the requirements of G.1(d)(iv) of Class G to Schedule 2 to Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

For the avoidance of doubt, this decision relates to the following plans:

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- DWG No. R-1036-04 Revision C (Proposed Elevations)
- DWG No. R-1036-03 Revision E (Proposed Plans and Sections)
- DWG No. R-1036-07 (Site Plan)
- DWG No. R-1036-SLP Revision A (Location Plan)

all received by the Local Planning Authority on 19.02.2026