

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application - Change of Use**

APPLICATION REFERENCE: PL/2026/0241

ApplicantAdelle Hartwell
128 New Road
Littleborough
OL15 8NL**Part I - Particulars of Application**

Proposal: Change of use of single dwellinghouse to 3no. self-contained flats (Use Class C3) and 1no. office unit (Use Class E(g)(i)) and external works including a rear dormer, a single storey rear extension to replace the conservatory, the insertion of rooflights and the creation of two lightwells to the front.

Location: 63 RAMSDEN ROAD, WARDLE, ROCHDALE, OL12 9LB

Valid On: 27 May 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (9)**

- 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 development shall be carried out in accordance with the following drawings

and documents hereby approved:

- Location Plan dated 27 May 2026
- Existing Site Plan dated 19 December 2025
- Rev 3 'Site Plan – Proposed' submitted on 11 September 2026
- Existing Elevations
- 'Basement Plan – Existing' dated February 2026
- Ground Floor Plan – Existing' dated February 2026
- First Floor Plan – Existing' dated February 2026

- 'Second Floor (Attic) Plan – Existing' dated February 2026
- Rev 3 'Basement Plan – Proposed' submitted on 7 September 2026
- Rev 3 'Ground Floor Plan – Proposed' submitted on 7 September 2026
- Rev 3 'First Floor Plan – Proposed' submitted on 7 September 2026
- Rev 3 'Second Floor – Attic Proposed Dormer Extension' submitted on 7 September 2026
- Rev 3a 'Proposed Elevations' submitted on 11 September 2026
- Rev 3a 'Cross Section' submitted on 11 September 2026
- 'Design & Access Statement' by Adelle Hartwell submitted on 7 September 2026
- 'The Noise Impact Assessment / Acoustic Mitigation Strategy' by Adelle Hartwell submitted on 11 September 2026

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 saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking, re-enacting or modifying those Orders, the ground floor commercial unit hereby approved shall only be used for purposes falling within Use Classes E(c), E(g)(i) and E(g)(ii), and for no other purpose, including any other use falling within Use Class E, without the prior grant of planning permission from the Local Planning Authority.

Reason: To ensure that the approved commercial unit remains compatible with the surrounding residential area and to ensure that uses which may generate materially greater levels of activity, visitor numbers, servicing requirements or parking demand are subject to further assessment by the Local Planning Authority, in the interests of residential amenity and highway safety and in accordance with Policies P3 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.

- 5 No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to final occupation of the development and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 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 in accordance with Policies P3 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.

- 7 The development hereby approved shall not be brought into use until such time as details for the design of cycle 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 cycle store shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for cycle storage and in the interests of visual amenity in accordance with Policies P3, T2 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-C6 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 8 The development hereby approved shall be carried out in accordance with the mitigation measures contained within the submitted Noise Impact Assessment / Acoustic Mitigation Strategy received by the Local Planning Authority on 11 September 2026.

No part of the development shall be occupied until a post-completion acoustic assessment and verification report, prepared by a suitably qualified acoustic consultant, has been submitted to and approved in writing by the Local Planning Authority. The assessment shall:

- include on-site noise measurements undertaken following completion of the development;
- assess the internal noise environment within the residential units against
- recognised national standards for residential accommodation;
- demonstrate that the approved acoustic and ventilation measures have
- been implemented; and
- demonstrate that acceptable internal noise levels for habitable rooms can be achieved.

Where the approved report identifies any additional mitigation measures necessary to achieve acceptable internal noise levels, those measures shall be implemented prior to first occupation and retained 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.

- 9 The development hereby approved shall not be occupied until such time as the parking provisions associated with each phase have been installed in accordance with the approved plans. The parking spaces shall be retained as such thereafter.

Reason: In the interest of highway and pedestrian safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date of Decision: 01/10/2026

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.

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 VI 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>.