

DELEGATED REPORT

Report by Sam Summers	Date of report: 19/03/2025	Ref: 71470/LDCP
Registration: 30/12/2024	LDFC:	Expiry Date: 24/02/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed conversion of residential garage and change of use to tattoo parlour

Location: 3 Browns Road, Radcliffe, Bolton, BL2 6RQ

Description

Lawful development certificate for proposed conversion of residential garage and change of use to tattoo parlour. The application is for the use of the current garage as a tattoo studio and will incorporate a garage conversion.

Relevant Planning History

45714 - TWO STOREY SIDE EXTENSION - Approve with Conditions 28/02/2006

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

The applicant proposes to use the attached garage for a tattoo studio. The applicant has stated they expect to usually only have 1 customer a day and will always only have 1 customer at once. They will operate on an appointment only basis so there will be no walk up trade. The applicant has stated that they will allow the customers to use the driveway to park, there is also plenty of on street parking available nearby. The expected opening hours are 9:30am-2:30pm Monday-Friday and 9:00am-5:00pm on Saturdays.

With regard to the fact that only one customer at a time will be present it is not considered this level of intensity changes the primary use of the dwellinghouse or creates a mixed use development, by virtue of the low intensity of the operation with regards to only one customer visiting the site at a time and rarely having more than 1 customer in a day. As such this would not change the residential character of the setting and therefore is not consider to be a material change of use and therefore would be lawful.

Then insertion of a new door to allow access to the garage would constitute an alteration or improvement to the dwellinghouse under Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such would be lawful.

Conversion of a domestic garage to a habitable use is not a material change of use as such does not constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended)

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal, described in the First Schedule, is not deemed to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) as the proposed change of use would not represent a material change of use from the existing Class C3 dwellinghouse use, and would therefore be Lawful Development.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	19/03/2025	HL -	19/03/2025