

DELEGATED REPORT

Report by Sam Summers	Date of report: 10/07/2025	Ref: 71933/LDCP
Registration: 13/05/2025	LDfC:	Expiry Date: 08/07/2025
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 garage conversion to utility room and to use as hair salon

Location: 22 Forth Road, Radcliffe, Manchester, M26 4PX

Description

Lawful development certificate for proposed garage conversion to utility room and to use as hair salon

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

The applicant proposes to use the detached garage for a hair salon. The applicant has stated they expect to usually only have up to 5 customers 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. They are expecting to work Monday to Friday.

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 5 customers 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.

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	10/07/2025	DM	10/07/2025