Covering Letter

18 Gilbrook Way, Rochdale, OL16 4RT

This correspondence is intended to support this application following the significant failings of the planning officer in the original application reference 20/00744/HOUS.

Mr Majid Mir (Planning officer), failed to communicate within a reasonable timescale and consequently telephoned on the 21/08/20 at 4.20pm to disclose his intention to refuse the application, despite my client forwarding an email to request an extension of time.

Having had the application for a period of 8weeks, I believe that the council officer had a professional duty to establish contact with any concerns at a much earlier point in time, rather than leave to the last date within the statutory decision period.

It is my believe that local authority planning has used this application and current covid situation to extract further monies from my client by endeavouring to acquire an additional fee via a separate / new application.

The process of having to use the Certificate of Lawfull development route and contact the same neighbouring properties (which returned NO objections) to satisfy planning, is completely flawed and nonsensical.

Rochdale Planning is appearing to ignore Government guidance and the Prime Ministers comments of making the process easier to build in order to kick start the economy, by simply imposing barriers and restrictions to hamper development.

I would advocate that this application is administered accordingly without attracting a further fee .

Kind Regards

Plansservices Ltd