

Householder Application for Planning Permission for Works or Extension to a Dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority website

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions. If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

-

Suffix

-

Property Name

-

Address Line 1

23 Midge Hall Drive

Address Line 2

-

Address Line 3

-

Town/City

Rochdale

County

-

Postcode

OL11 4AX

Description of site location must be completed if postcode is not known:

Easting (x)

387355

Northing (y)

412658

Applicant Details

Name/Company

Title

Mr

First Name

Haani

Surname

Shafi

Address

Address Line 1

23 Midge Hall Drive

Address Line 2

-

Address Line 3

-

Town/City

Rochdale

County

-

Country

United Kingdom

Postcode

OL11 4AX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

[REDACTED]

Secondary number

-

Fax Number

-

Email address

[REDACTED]

Agent Details

Name/Company

Title

-

First Name

Matthew

Surname

Hill

Company Name

Architectural Solutions Limited

Address

Address Line 1

Maxron house

Address Line 2

Green lane

Address Line 3

Romiley

Town/City

Stockport

County

Cheshire

Country

-

Postcode

SK6 3JQ

Contact Details

Primary number

01614949646

Secondary number

-

Fax number

-

Email Address

fact.steep.style@mg.plandaportalcomms.co.uk

Description of Proposed Works

Please describe the proposed works

Front extension, front and rear dormer extensions, changes to fenestration and materials to a dwellinghouse.

Has the work already been started without consent?

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Type

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type	Walls
Existing materials and finishes	Brickwork and hanging tiles
Proposed materials and finishes	Off white render, cedar cladding, split face slate cladding

Type	Roof
Existing materials and finishes	Concrete plain tiles
Proposed materials and finishes	Slates in dark grey

Type	Windows
Existing materials and finishes	White uPVC
Proposed materials and finishes	uPVC / Aluminium in dark grey or black

Type	Doors
Existing materials and finishes	uPVC / Painted timber
Proposed materials and finishes	uPVC / Aluminium in dark grey or black

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

3078-01 Site and Location plan
3078-02 Plans as Existing
3078-03 Plans as Proposed

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falli distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes

☐ No

If Yes, please describe: 1no. additional parking space provided

Biodiversity Net Gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that, if permission is granted for the development to which this application relates, the biodiversity gain condition would not apply.

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

Agent

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Have You Given Notice to All Owners/Tenants?

- ☒ Yes
☐ No

Certificate B

I certify that I have given the requisite notice to everyone else who, on the day 21 days before the date of this application, was the owner and/or agricultural tenant of any part of the land to which this application relates.

Certificate Type

Notice given to all owners

Name	Address	Date Notice Served
Owner	23, Midge Hall Drive, Rochdale, OL11 4AX	18/03/26

Person Role

The Agent

Title

Mr

First Name

Matthew

Surname

Hill

Declaration Date

18/03/2026

Declaration Made

☒ Yes

☐ No

Declaration

I/We hereby apply for Householder Application for Planning Permission for Works or Extension to a Dwelling as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ I / We agree to the outlined declaration

Signed

Matthew Hill

Date

18/03/2026