



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305

EMAIL : development.control@rochdale.gov.uk

WEB : www.rochdale.gov.uk

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 websites

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

32

Suffix

Property Name

Address Line 1

Stopford Avenue

Address Line 2

Address Line 3

Rochdale

Town/city

Littleborough

Postcode

OL15 8QH

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

Easting (x)

392363

Northing (y)

415595

Description

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Harris

Company Name

Address

Address line 1

32 Stopford avenue

Address line 2

Smithy bridge

Address line 3

Town/City

Littleborough

County

Country

United Kingdom

Postcode

OL15 8QH

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

07880795521

Secondary number

Fax number

Email address

richard@target-fire.co.uk

Description of Proposed Works

Please describe the proposed works

car parking layby within the front garden area off Smithy Bridge Rd. due to the implementation of double yellow lines being put around our property, the parking will create 2 spaces and that the removal of the wall and bushes would open the junction.

Has the work already been started without consent?

- ☐ Yes
☒ No

Materials

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

- ☒ Yes
☐ No

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

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Stone wall

Proposed materials and finishes:

re use of current stone to create new boundary and retaining wall

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

dwg-tjba-harris-32 stopford ave-prop car parking-plansects-rev1

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling 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

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Hedges to be removed

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, extinguishment and/or creation of public rights of way?

- ☒ Yes
☐ No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

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Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

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?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

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

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

From: Tim Booth tim@tjba.co.uk
Sent: 10 December 2024 11:51
To: John Gilligan WN john.gilligan@rochdale.gov.uk
Cc: Richard Harris Richard@target-fire.co.uk
Subject: 32 stopford ave, smithybridge, ol15 8qh

Dear John,

We have been approached by the owner of the above property to design a car parking layby within the front garden area off Smithy Bridge Rd.

We are given to understand that this has been approved in principal by the Planners as part of a proposal to place double yellow lines onto Stopford Ave (see below email text from Mr Harris of No 32).

Before we place a planning application for the new car park I wonder if you would look over the attached proposal first to be sure we have captured everything that Highways would need. Note that at this stage we haven't added standard details etc, just trying to get a concept agreed.

From: John Gilligan WN john.gilligan@rochdale.gov.uk
Sent: 11 December 2024 14:22

Tim,

Its not ideal but acceptable and provides some off street parking.

Regards,

John Gilligan WN

Notes from homeowner

I spoke with Cllr Janet Emsley on Tuesday 17.09.2024 who attended the planning meeting regards putting double yellow lines on Stopford Avenue and Smithy Bridge road the same evening. She voiced her concerns regarding parking for our car at 32 Stopford avenue within the meeting and this would mean we would have no parking available outside our property Cllr Janet Emsley discussed the plans for a driveway at the meeting and it was agreed that the lines would be delayed as long as possible for the plans and work to be completed also that the plans would be looked on favourably when assessed. the double yellow lines then received approval, which had previously been rejected on the grounds that it would affect parking for residents.

Points I raised is that the parking created would create 2 spaces and that the removal of the wall and bushes would open the junction, create better viewing, and make the junction safer.

Also in attendance at the planning meeting was Cllr Ashley Dearnley.

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

12. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) 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 or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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?

☒ ☐

Is any of the land to which the application relates part of an Agricultural Holding?

☐ ☒

☒ ☐

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission 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 also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Richard Harris

Date

14/01/2025