



# 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

## Application for a Lawful Development Certificate for a Proposed Use or Development

### 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

17

Suffix

Property Name

Address Line 1

Mirfield Drive

Address Line 2

Address Line 3

Rochdale

Town/city

Middleton

Postcode

M24 5UA

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

Easting (x)

386821

Northing (y)

406349

Description

## Applicant Details

### Name/Company

Title

Mr

First name

James

Surname

Coop

Company Name

### Address

Address line 1

17 Mirfield Drive

Address line 2

Address line 3

Town/City

Middleton

County

Rochdale

Country

United Kingdom

Postcode

M24 5UA

Are you an agent acting on behalf of the applicant?

- ☐ Yes  
☒ No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

We are replacing and constructing a concrete prefabricated sectional garage. Using the existing concrete base foundations.

No changes in access

No Changes in Drainage.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

## Grounds for Application

### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing garage needs updating; we want to replace it with the same size structure.

Its an outbuilding; we wont be changing the use.

The construction is 7ft5 high, 16'1" long x 8'3" wide

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

I dont have planning permission as we are just replacing the old structure with a new one.

Select the use class that relates to the existing or last use.

Other

Other (please specify)

This is an existing outbuilding thats being replaced.

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Its an out building - its already a garage.

Is the proposed operation or use

- ☒ Permanent  
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

We are merely replacing the existing structure with a unit the same size as its easier to replace than to repair.

### 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

### 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

## Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner  
☐ Lessee  
☐ Occupier  
☐ Other

## Declaration

I/We hereby apply for Lawful development: Proposed use 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

James Coop

Date

30/01/2025

Amendments Summary

I have added drawings of the replacement structure