



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

Suffix

Property Name

10 Birchinley Manor

Address Line 1

Birchinley Lane

Address Line 2

Address Line 3

Rochdale

Town/city

Milnrow

Postcode

OL16 3DG

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

Easting (x)

393067

Northing (y)

413757

Description

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Bull

Company Name

Address

Address line 1

10 Birchinley Manor

Address line 2

Birchinley Lane

Address line 3

Town/City

Milnrow

County

Country

United Kingdom

Postcode

OL163DG

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Window replacement:

We are currently looking to replace all 18 windows on our property, this is due to the original building contractor installing softwood windows which over the past 6 years have failed and have been advised that the windows weren't fit for purpose since day of installation.

We have been through the claim process with Buildzone who are the original insurance company against all building works carried out. The claim has been agreed and we are now in a position to proceed in replacing our windows, but we would firstly like confirmation if we are able to change the composition of the windows, so rather than wood, look at either composite or uPVC.

Our goal is to stay completely in keeping of the area and are looking at replacing like for like in design, so Flush Sash and same colour as Chartwell green.

R9 Windows:

We have found a company who specialise in R9 Windows which we are currently considering as they provide solutions to Grade II listed buildings, so hope these would be a great match for our property even though we aren't Grade II or in a Conservation area but would allow us to be sympathetic to Birchinley Manor and the surrounding areas.

Additional information on R9:

<https://www.residencecollection.co.uk/collections/r9/>

<https://www.residencecollection.co.uk/planning-and-conservation/>

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:

Windows

Existing materials and finishes:

Softwood Flush Sash (Casement) Horizontal Georgian bar Green (Chartwell / Cotswold)

Proposed materials and finishes:

R9 uPVC Flush Sash (Casement) Horizontal Georgian bar Green (Chartwell / Cotswold)

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

☐ Yes

☒ No

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

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

Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

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

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

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; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "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

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED ***** House name: Number: 4 Suffix: Address line 1: Birchinley Manor Address Line 2: Birchinley Lane Town/City: Milnrow Postcode: OL16 3DG Date notice served (DD/MM/YYYY): 20/10/2023 Person Family Name:
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Person Role

- ☒ The Applicant
- ☐ The Agent

Title

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First Name

Simon

Surname

Bull

Declaration Date

22/10/2023

☒ 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

Simon Bull

Date

23/10/2023