ROCHDALE METROPOLITAN BOROUGH COUNCIL

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: Section 192, as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Site Address

Number	5
Suffix	
Property name	
Address line 1	Kenley Drive
Address line 2	
Address line 3	
Town/city	Heywood
Postcode	OL10 2WE

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

Easting (x)	386600
Northing (y)	409155

Description

loft conversion and single storey side extension

2. Applicant Details

Title	Mr
First name	Ian
Surname	Fletcher
Company name	
Address line 1	5
Address line 2	Kenley Drive
Address line 3	
Town/city	HEYWOOD

2. Applicant Details

Country	
Postcode	OL10 2WE
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

3. Agent Details

Title	Mr
First name	mark
Surname	clancy
Company name	
Address line 1	70 Tangmere Avenue
Address line 2	
Address line 3	
Town/city	Rochdale
Country	
Postcode	OL10 2WA
Primary number	07546630432
Secondary number	
Fax number	
Email	markclancy1980@hotmail.co.uk

4. 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)

Loft Conversion and single storey side extension.

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

5. Grounds for Application

Information about the existing use(s)

5. Grounds for Application

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 new dormer windows - calculated the total volume of the proposed front and rear dormer windows as being under 50m3. Provided the fibreglass cladding was of similar appearance to the roof of the dwelling, the proposed dormer windows to front and rear would constitute permitted development.

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

Location plan
Drawing proposals

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Other

Other

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Other

Other

Domestic extension to existing dwelling

Is the proposed operation or use

◉ Permanent ○ Temporary

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

These proposals have been in with the planner and we have had lenghy discussions and revised the drawing as requested to meet his requirements.

Materials have been revised.

Planner- Osian Perks - 01706 925967

6. 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? (Please select only one)

- ○ The agent
- ◉ The applicant
- ○ Other person

7. 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	Mr
First name	Osian
Surname	Perks
Reference	osian.perks@rochdale.gov.uk

Date (Must be pre-application submission)

Details of the pre-application advice received

7. Pre-application Advice

The planner has requested the roof dormers to have grey slate effect front and sides and the juliet balcony to be omitted to side elevation.

8. 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.

○ Yes ◉ No

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?

9. Interest in the Land

Please state the applicant's interest in the land

- ◉ a) Owner
- ○ b) Lessee
- ○ c) Occupier
- ○ d) Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☑

Date (cannot be pre-application)	02/01/2019