PLANNING PORTAL

This form is specifically designed for on-screen and computer entry.
Please complete this form in block capitals using black ink to facilitate scanning.
You are advised to read the accompanying guidance notes and per-question help text.
If you would rather make this application online, you can do so on our website:
https://www.planningportal.co.uk/apply

Application to determine if prior approval is required for a proposed: Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class C

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

ROCHDALE 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

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	TEN R LIMITED.
Unit:	
Number:	
Suffix:	
Building name:	CRAIG LEE HOUSE
Address 1:	25 CHURCH LANE
Address 2:	
Address 3:	
Town:	ROCHDALE
County:	
Country:	
Postcode:	OL16 1NR

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	DJ Cockey Associates
Unit:	
Number:	
Suffix:	
Building name:	NEW CENTURY HOUSE
Address 1:	176 DRAKE STREET
Address 2:	
Address 3:	
Town:	ROCHDALE
County:	
Country:	
Postcode:	OL16 1UP

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:		Suffix:	
Building name:	CRAIG LEE HOUSE				
Address 1:	25 CHURCH LANE				
Address 2:	ROCHDALE				
Address 3:					
Address 4:					
Postcode:	OL16 1NR				

4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))?

☑ Yes ☐ No

If you have answered no above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any part of the land, site or building:
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building).

☐ Yes ☑ No

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including (from 1 August 2020) details on the provision of adequate natural light in all habitable rooms of the dwellinghouses:

THE PROPOSAL IS TO CONVERT THE EXISTING TWO STOREY OFFICE BUILDING INTO 4 SELF CONTAINED STUDIO APARTMENTS. EACH APARTMENT HAS ACCESS TO AT LEAST ONE WINDOW IN THE MAIN LIVING AREA & TWO WINDOWS IN THE APARTMENT (EACH). INTERNAL BATHROOMS & KITCHENS WILL HAVE MECHANICAL VENTILATION.

THERE ARE NO EXTERNAL ALTERATIONS TO THE BUILDING & THEREFORE NO REQUIREMENT FOR A PLANNING APPLICATION IN RESPECT THEREOF.

What will be the net increase in dwellinghouses: 4

Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

Please provide details of any transport and highways impacts and how these will be mitigated:

THE DEVELOPMENT IS IN A VERY SUSTAINABLE LOCATION WITH EASY ACCESS TO TRAM, BUS & TRAIN SERVICES. SHOPS AND MOST AMENITIES ARE WITHIN A SHORT WALK DISTANCE AND IT IS NOT ANTICIPATED THAT THE DEVELOPMENT WILL INTRODUCE ANY SIGNIFICANT INCREASE IN CAR USE OR PARKING REQUIREMENTS

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of any contamination risks and how these will be mitigated:

WE ARE NOT AWARE OF ANY CONTAMINATION RISKS AT THIS PROPERTY

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
- is in Flood Zones 2 or 3 (Check online: https://flood-map-for-planning.service.gov.uk/); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

THE PROPERTY IS OUTSIDE THE TOWN CENTRE FLOOD ZONES 2 & 3. THE DEVELOPMENT WILL NOT INCREASE THE SURFACE WATER DRAINAGE REQUIREMENTS

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated:
Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date this application including any licensed premises or any other place of public entertainment.

THE DEVELOPMENT IS KNOWN TO BE IN AN AREA OF THE TOWN CENTRE WHICH CAN BE SUBJECT TO HIGHER NOISE LEVEL ABOVE WHO RECOMMENDATIONS. AT THE MOMENT IT IS IMPOSSIBLE TO DETERMINE THIS LEVEL HOWEVER THE BUILDING IS OF SOLID MASONRY CONSTRUCTION FITTED WITH DOUBLE GLAZING. COUNCIL ARE IN POSSESION OF A NOISE IMPACT ASSESSMENT FOR 23 CHURCH LANE & 14 NELSON ST. (FORMER JAMILA PAULS) FROM WHICH YOU CAN ASSESS THE IMPACT HERE

WINDOWS TO CHURCH LANE & SPLAY CORNER TO BE REQUIRED WITH AN OUTER PANE OF 6.8MM LAMINATED ACOUSTIC GLASS IN DOUBLE GLAZED UNITS

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal.
The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required.
If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed. ☑

The correct fee ☑

A floor plan indicating the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses ☑

A plan indicating the site and showing the proposed development. ☑

A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of the Planning Portal's accredited suppliers: https://www.planningportal.co.uk/buyaplanningmap

7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required 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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	AJ Cocker Associates	06/12/2020

(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension:
	01706 764550	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address: mail@ajcockerassociates.co.uk