



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

58

Suffix

Property Name

Address Line 1

Lawnswood

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL11 3HB

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

Easting (x)

388388

Northing (y)

411488

Description

The Boundary Tool does not highlight in red the boundary wall of my house with number 56 Lawnswood which is immediately to the left of my house on the boundary tool. As part of this application I would need that wall including.

Applicant Details

Name/Company

Title

Mr

First name

Balal

Surname

Ahmed

Company Name

Address

Address line 1

58 Lawnswood

Address line 2

Address line 3

Town/City

Rochdale

County

Rochdale

Country

United Kingdom

Postcode

OL11 3HB

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

I wish to render my house which is a detached property.

I would like to render more than 25% of the house using one of the following: Cement, Silicone, Acrylic, Polymer or lime render.

Advice on the best type of render and acceptable colours for the property would be welcome as part of this application.

The brickwork on the house is showing its age and there different brick colours visible.

The property was extended by its previous owners prior to our purchase and there are differences in the brick faces, there is an area containing broken thin stone pieces which features on the front of the house consisting of broken indian type stone which again is showing its age.

This front appears on a number of properties in Lawnswood, many people have covered these areas with some for of cladding or render. so the area has a mixture of frontages and as you leave the estate, there is a fully rendered house on Gipsy lane facing the entrance to Lawnswood.

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:

Walls

Existing materials and finishes:

Red brick and and broken stone to the front, Red Brick to the sides and back of the house Red Brick garage All with pitch roofs

Proposed materials and finishes:

Rendered finish in one of the following: -Cement -Silicone (most likely K-Rend) this is the preferred option - Acrylic - Polymer - Lime Proposed colours - we will take advice from you for which colours you would be acceptable. Our preference would be lighter colours

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

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

**** REDACTED ****

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

Over the phone and e-mail

Date (must be pre-application submission)

13/06/2023

Details of the pre-application advice received

Explanation of my proposal was given over the phone and the advice was that i would require a householder development permission. I checked on the Planning Portal which provides further although not conclusive information as to whether permission is required, it does provide information of building regulations based on more than 25% or Re-cladding, re-rendering etc. My application is a render not a re-render and reading the requirements and speaking with your telephone advisors I am making this application.

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

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

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

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**

* "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.

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.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Balal

Surname

Ahmed

Declaration Date

19/07/2023

☒ 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

Batal Ahmed

Date

2023/12/05

Amendments Summary

Provision of drawings for Existing Elevations and proposed elevations