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

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: 33

Suffix:

Property Name:

Address Line 1: Greenvale

Address Line 2:

Address Line 3: Rochdale

Town/city: Rochdale

Postcode: OL11 5QJ

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

Easting (x): 386009

Northing (y): 413594

Description:

Applicant Details

Name/Company

Title

Mr

First name

Ghazan

Surname

Mahmood

Company Name

Address

Address line 1

350 Manchester Rd

Address line 2

Address line 3

Town/City

Bury

Country

United Kingdom

Postcode

BL9 9NR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Ms

First name

Shazia

Surname

Karim

Company Name

Castle Care Homes Ltd

Address

Address line 1

Flint Glass Works

Address line 2

64 Jersey Street

Address line 3

Town/City

Manchester

Country

Great Britain

Postcode

M4 6JW

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

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

- ○ Yes
- ⊘ No

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 use of the premises as a Class 3 Dwelling House. It will continue to be used as a dwelling house.

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

1. Location Plan
2. Planning Statement - explaining in detail the proposed use, and why it is not a material change of use (with supporting legal arguments)
3. Previous application - 33 Parliament St, LDC and Ofsted Cert
4. Previous application - 28 St Peters Road, LDC and Ofsted Cert

If you need anything further, please do hesitate to ask

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

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

We propose to open a children's residential home at the premises.
1. The proposed use would have 3 people living there with the addition of staff (usually two on a rota) – this is not materially different to the use of such a property by a residential family.
2. The proposed use would generate traffic movements similar to the daily variations expected with a large family home which we believe is suitable for this location, and the safety and free flow of highway movements would not be prejudice by this development
3. There is parking for cars on the driveway, on the road in front of the house and to the side as it is a corner plot. There would be no congestion in
the area.
4. The premises will have the look and character of a conventional residential dwelling. It will consist of bedrooms, all of which are lockable, shared kitchen, dining room, living room, games room and bathrooms.
5. The proposed use gives rise to no greater level of disturbance than may be regarded as reasonable during conventional family living for a property as substantial as this.
6. We currently operate two other children's homes in Bury which are Lawful developments at 33 Parliament Street, BL9 0TE and 28 St Peters Road, BL9 9RB

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] 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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Shazia Karim

Date

06/06/2022