



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 Planning Permission

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

178

Suffix

Property Name

Address Line 1

Halifax Road

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL16 2NJ

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

Easting (x)

390755

Northing (y)

414664

Description

Applicant Details

Name/Company

Title

Mr

First name

Maxwell

Surname

Howarth

Company Name

Address

Address line 1

Higher Gale House

Address line 2

Carriage Drive

Address line 3

Town/City

Littleborough

County

Country

United Kingdom

Postcode

OL15 9JY

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

07547105258

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission in Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

The proposal seeks to erect a two story dwelling adjacent to current commercial plot. The building would be for a one bedroom house with an open plan living space, one downstairs toilet and one upstairs bathroom, one bedroom and a room for office space.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The current use of the site is for commercial use, being Maxine's Hair and Beauty and also has a small car park space. The proposed plot currently has derelict concrete plants from the previously permitted development and now are in poor conditions and will need to be removed. The site is currently defined by timber fencing separating the public footpath from the land ownership.

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes

☒ No

Land where contamination is suspected for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ 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:

Proposed materials and finishes:

The proposed external wall will feature a traditional brick-and-block construction. The outer skin will consist of red brick, carefully selected to match the appearance of the adjoining building. The wall will include a 125mm cavity, fully filled with insulation to enhance thermal performance. Wall ties will be incorporated within the cavity to secure the red brick outer skin to the inner concrete blockwork. The inner skin will comprise 100mm concrete blocks, with an internal finish of 12.5mm plasterboard applied using a dot-and-dab technique. This will be skim plastered and painted to meet the client's specifications. Around the window openings, brick-on-edge detailing will be provided above and below to replicate the architectural character of the adjoining building.

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

The proposed roof would be using the traditional slate tile roof construction matching the adjoining building. The slate roof will be made of slate tiles that are made in a uniform pattern with alternating vertical joints and horizontal courses that are spaced evenly.

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

Proposed windows throughout the proposal will be double glazed uPVC with a white finish to match the adjoining building. The proposed windows on the ground floor will consist of double-glazed uPVC awning windows, finished in a white coating. Awning windows have been chosen to enhance security and safety by preventing unauthorized access to the property. On the first floor, the proposed windows will be double-glazed uPVC casement windows, also finished in a white coating. This design has been selected to improve natural ventilation on the upper floor. Additionally, the glazing for the WC windows on both the ground and first floors will be frosted to provide natural light while ensuring privacy for the occupants.

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

The proposed entrance door is going to be uPVC with a white finish to match the adjoining building and windows.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposed materials and finishes:

The existing timber boundary fencing will be removed and replaced with a low-level brick wall featuring a brick-on-edge capping. The proposed wall will match the appearance of the existing low-level brick wall of the adjoining property, Maxine's Hair and Beauty, ensuring continuity in design and materials. The new brick wall will incorporate two access gates: one providing entry to the external bin storage area and the other leading to the property's garden.

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

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

178 Halifax Road - 001 - Existing Site Plan
178 Halifax Road - 002 - Existing GA Plan
178 Halifax Road - 003 - Existing First Floor Plan
178 Halifax Road - 004 - Existing External Elevations
178 Halifax Road - 101 - Proposed Site Plan
178 Halifax Road - 102 - Proposed GA Plan
178 Halifax Road - 103 - Proposed First Floor Plan
178 Halifax Road - 104 - Proposed External Elevations
178 Halifax Road - LP01 - Location Plan

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

178 Halifax Road - 001 - Existing Site Plan
178 Halifax Road - 002 - Existing GA Plan
178 Halifax Road - 003 - Existing First Floor Plan
178 Halifax Road - 004 - Existing External Elevations
178 Halifax Road - 101 - Proposed Site Plan
178 Halifax Road - 102 - Proposed GA Plan
178 Halifax Road - 103 - Proposed First Floor Plan
178 Halifax Road - 104 - Proposed External Elevations
178 Halifax Road - LP01 - Location Plan

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Vehicle Type:

Cars

Existing number of spaces:

3

Total proposed (including spaces retained):

3

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes

☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes

☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

☐ Yes

☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes

☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

[You can use our partner's free online tool to determine if you are exempt and to produce detailed reasons](#)

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Self-build and custom build development

Are you building more than nine houses?:

No

Is the total size over 0.5 hectares?:

No

Do all buildings meet the definition of self-build or custom housebuilding as set out in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2019](#)?:

Yes

Does your Local Planning Authority require applicants for self-build and custom-build development to evidence their eligibility?:

No

Please justify the reason why biodiversity net gain does not apply:

The proposals are a 'self-build development which consists of no more than 9no. dwellings, is carried out on a site no larger than 0.5 hectares and consists exclusively of dwellings which are for the purpose of self-build.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

178 Halifax Road - 001 - Existing Site Plan
178 Halifax Road - 002 - Existing GA Plan
178 Halifax Road - 102 - Proposed GA Plan

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

There is proposed an external bin storage area near the public footpath on the front of the facade. This storage area will be low level brick walled off and have an access gate to ensure storage space is secured.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☐ Market Housing
☐ Social, Affordable or Intermediate Rent
☐ Affordable Home Ownership
☐ Starter Homes
☒ Self-build and Custom Build

Self-build and Custom Build

Please specify each type of housing and number of units proposed

Housing Type:

Houses

1 Bedroom:

1

2 Bedroom:

0

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

1

**Proposed Self-build and Custom
Housing Category Totals**

1 Bedroom Total

1

2 Bedroom Total

0

3 Bedroom Total

0

4+ Bedroom

Total

0

Unknown

Bedroom Total

0

Total

1

Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

Total proposed residential units

1

Total existing residential units

0

Total net gain or loss of residential units

1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
- ☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
- ☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
- ☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
- ☒ No

Is the proposal for a waste management development?

- ☐ Yes
- ☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ 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

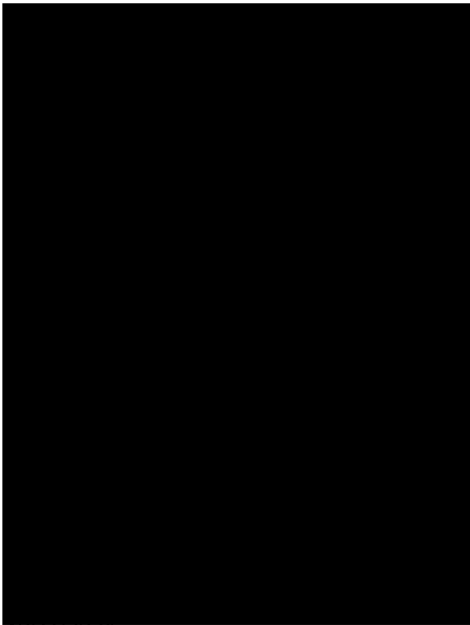
Certificate Of Ownership - Certificate B

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**.

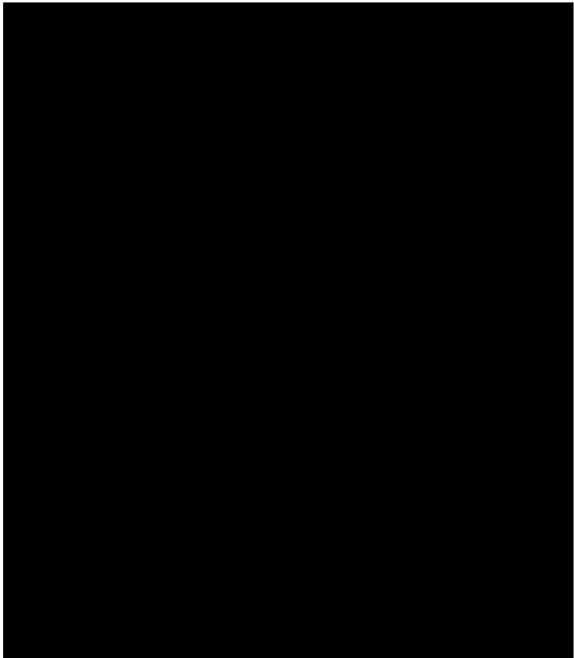
* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990



30/11/2024

Person Family Name:



Person Family Name:

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Maxwell

Surname

Howarth

Declaration Date

30/11/2024

☒ Declaration made

Declaration

I/We hereby apply for Full 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

Maxwell Howarth

Date

05/01/2025