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

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

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	28
Suffix	
Property name	
Address line 1	Norford Way
Address line 2	
Address line 3	
Town/city	Rochdale
Postcode	OL11 5QS

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

Easting (x)	386202
Northing (y)	413541

Description

2. Applicant Details

Title	Mr
First name	D
Surname	Best
Company name	
Address line 1	28, Norford Way
Address line 2	
Address line 3	
Town/city	Rochdale
Country	

2. Applicant Details

Postcode	OL11 5QS

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

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Robert
Surname	Spavin
Company name	Concept Studio Architecture Ltd.
Address line 1	51 Normanby Road
Address line 2	Worsley
Address line 3	
Town/city	Manchester
Country	United Kingdom
Postcode	M28 7TS
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Proposed rear ground floor extensions, detached garage and proposed rendering of property.

Has the work already been started without consent? ( ) Yes (●) No

5. 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):

Walls	
Description of existing materials and finishes (optional):	Existing masonry
Description of proposed materials and finishes:	Proposed off-white render finish with cedar cladding sections

5. Materials

Roof	
Description of existing materials and finishes (optional):	Profiled roof tile
Description of proposed materials and finishes:	To match existing

Windows	
Description of existing materials and finishes (optional):	White and brown UPVC
Description of proposed materials and finishes:	Proposed existing and new UPVC to be black

Doors	
Description of existing materials and finishes (optional):	UPVC
Description of proposed materials and finishes:	Timber garage door. Proposed doors to be black.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Rendered garden wall with sandstone coping

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Porous material to driveway/garage access

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

Please see submitted plans

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ( ) Yes (•) No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ( ) Yes (•) No

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements? (•) Yes ( ) No

8. Parking

If Yes, please describe:

Provision of one garage

9. 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

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

11. 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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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	R
Surname	Spavin
Declaration date (DD/MM/YYYY)	19/02/2021

☑ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent 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. ☑

13. Declaration

Date (cannot be pre-application)	19/02/2021