



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

16

Suffix

Property Name

Address Line 1

Dicken Green

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL11 1TW

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

Easting (x)

389981

Northing (y)

411862

Description

Applicant Details

Name/Company

Title

MR

First name

DAVID

Surname

SMITH

Company Name

Address

Address line 1

16 Dicken Green

Address line 2

Address line 3

Town/City

Rochdale

County

Rochdale

Country

Postcode

OL11 1TW

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

2 STOREY REAR EXTENSION 4m DEEP FULL WIDTH TO GIVE NEW LARGE KITCHEN AND LIVING SPACE WITH BI FOLD DOORS ONTO GARDEN AND NEW BEDROOM AND BATHROOM AT FIRST FLOOR NEW HIPPED ROOF OVER JOINING THE EXISTING MAIN ROOF. SINGLE STOREY EXTENSION TO THE FRONT 1.5m DEEP FULL WIDTH TO PROVIDE NEW ENERGY SAVING PORCH AND LARGER LIVING ROOM.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Type: Walls Existing materials and finishes: RED BRICKS Proposed materials and finishes: RED BRICKS TO MATCH EXISTING
Type: Roof Existing materials and finishes: GREY CEMENT PANTILES Proposed materials and finishes: GREY CEMENT PANTILES TO CLOSELY MATCH EXISTING
Type: Windows Existing materials and finishes: WHITE UPVC CASEMENT WINDOWS Proposed materials and finishes: WHITE UPVC CASEMENT WINDOWS TO MATCH EXISTING
Type: Doors Existing materials and finishes: DARK BROWN UPVC DOOR TO FRONT AND WHITE UPVC DOOR TO REAR Proposed materials and finishes: DARK BROWN UPVC DOOR TO FRONT AND REAR DOOR AND BI FOLDS
Type: Boundary treatments (e.g. fences, walls) Existing materials and finishes: 1.2m HIGH POST AND TIMBER PANEL FENCE TO FRONT AT SIDES WITH OPEN FRONTAGE AND DROPPED KERB. 1.8m HIGH POST AND TIMBER PANEL FENCE TO REAR AT SIDES WITH OPEN GREEN MESH ON CONCRETE POSTS AT REAR Proposed materials and finishes: 1.2m HIGH POST AND TIMBER PANEL FENCE TO FRONT AT SIDES WITH OPEN FRONTAGE AND DROPPED KERB. 1.8m HIGH POST AND TIMBER PANEL FENCE TO REAR AT SIDES WITH OPEN GREEN MESH ON CONCRETE POSTS AT REAR TO RETAINED AND RENOVATED AS REQUIRED
Type: Vehicle access and hard standing Existing materials and finishes: CEMENT PAVER PATH TO FRONT DOOR WITH PAVED PARKING SPACE TO ONE SIDE AND ARTIFICIAL GRASS TO THE OTHER Proposed materials and finishes: CEMENT PAVER PATH TO FRONT DOOR WITH PAVED PARKING SPACE TO ONE SIDE AND ARTIFICIAL GRASS TO THE OTHER TO BE RETAINED AND RENOVATED AS NECESSARY
Type: Lighting Existing materials and finishes:

NONE

Proposed materials and finishes:

NEW COACH LAMP TYPE WALL MOUNTED TO SIDE OF FRONT DOOR AND CYLINDER DOWN LIGHTER TYPE TO SIDE OF NEW REAR BI FOLD DOORS

Type:

Other

Other (please specify):

GUTTERS AND DOWNPIPES

Existing materials and finishes:

WHITE UPVC ROUND SECTION GUTTERS AND DOWNPIPES ON BLACK EAVES FASCIA AND WHITE SOFFIT

Proposed materials and finishes:

BLACK UPVC ROUND SECTION GUTTERS AND DOWNPIPES ON BLACK EAVES FASCIA AND WHITE SOFFIT TO REPLACE THE EXISTING

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

BMAD/0224/DICKEN/PL1, 2, 3 AND 4.

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

Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

☒ I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

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

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

DAVID

Surname

SMITH

Declaration Date

27/02/2024

☒ 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

BENJAMIN MAGUIRE

Date

27/02/2024