



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
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Rochdale
OL16 1XU

Phone : 01706 924305

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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

114

Suffix

Property Name

Address Line 1

Tennyson Road

Address Line 2

Address Line 3

Rochdale

Town/city

Middleton

Postcode

M24 2NP

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

Easting (x)

387819

Northing (y)

407038

Description

Hip to gable dormer loft conversion with a single-storey rear extension not exceeding 1.4m projection with maximum eaves height.

Applicant Details

Name/Company

Title

mr

First name

Samuel

Surname

Peter Cosgrove

Company Name

Address

Address line 1

114 Tennyson Road

Address line 2

Address line 3

Town/City

Middleton

County

Rochdale

Country

Postcode

M24 2NP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

M

Surname

Ahmed

Company Name

M1 Architecture ltd

Address

Address line 1

Margate Avenue

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 4BT

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

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The property is a dwelling house and will remain a dwelling house, the loft conversion will comply with GPDR. Furthermore, the additional roof space created will not exceed 50 cubic meters in total. The dormer loft conversion is setback at the eaves by 400mm with the ridge lowered and materials to be (including roof tiles, windows and doors) all to similar in appearance to the existing house. There are NO verandas or balconies and the roof enlargement will not overhang the outer face of the wall of the original house. The building work including the small rear extension will all be built in accordance with the general permitted development rights.

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 property is a dwelling house and will remain a dwelling house

The loft conversion will comply with GPDR. Furthermore, the additional roof space created will not exceed 50 cubic meters in total. The dormer is setback at the eaves by 400mm with the ridge lowered and materials to be (including roof tiles, windows and doors) all to similar in appearance to the existing house.

There are NO verandas or balconies and the roof enlargement will not overhang the outer face of the wall of the original house

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

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

The loft conversion will comply with GPDR. Furthermore, the additional roof space created will not exceed 50 cubic meters in total. The dormer is setback at the eaves by 400mm with the ridge lowered and materials to be (including roof tiles, windows and doors) all to similar in appearance to the existing house.

There are NO verandas or balconies and the roof enlargement will not overhang the outer face of the wall of the original house

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

Date (must be pre-application submission)

03/07/2024

Details of the pre-application advice received

The hip to gable conversion in principle complies with GPDR

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 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

M Ahmed

Date

11/07/2024