ROCHDALE METROPOLITAN BOROUGH 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: Section 192, as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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	27
Suffix	
Property name	
Address line 1	Buckley Hill Lane
Address line 2	
Address line 3	
Town/city	Milnrow
Postcode	OL16 4BU

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

Easting (x)	392393
Northing (y)	412497

Description

2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Mcintosh
Company name	
Address line 1	10 Forge Row
Address line 2	New Farnley
Address line 3	
Town/city	Leeds

2. Applicant Details

Country	
Postcode	LS12 5DN
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Mr
First name	Baz
Surname	Armstrong
Company name	Edit Architecture
Address line 1	232 Dudley Hill Road
Address line 2	
Address line 3	
Town/city	Bradford
Country	United Kingdom
Postcode	BD23DF
Primary number	07825159339
Secondary number	
Fax number	
Email	baz@edit-architecture.co.uk

4. 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)

SErection of Single storey rear extension

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

5. Grounds for Application

Information about the existing use(s)

5. Grounds for Application

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

Existing Dwelling

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

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:	C3 - Dwellinghouses

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:	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 original dwelling is not within an area of 'designated land'
The proposed rear extension does not exceed 50% of the total area of land around the existing detached dwelling.
The Proposed rear extension does not project more than 4m beyond the rear of the original house and the overall height does not exceed 4m
Materials used in the appearance of the proposed extension will be similar to that of the existing house

6. 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

7. 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	Mr
First name	John
Surname	Van Eker
Reference	Email

Date (Must be pre-application submission)

24/04/2019

Details of the pre-application advice received

During a telephone conversation and subsequent email exchange. We were advised that the single storey rear extension may be acceptable under permitted development, and was directed to consult the general permitted development order and the planning portal mini guide to see if it would comply with class A.

8. 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

8. Authority Employee/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?

9. Interest in the Land

Please state the applicant's interest in the land

- ◉ Owner
- ○ Lessee
- ○ Occupier
- ○ Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate 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. ☑

Date (cannot be pre-application)	26/04/2019