



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

29

Suffix

Property Name

Address Line 1

Waterman View

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL16 2XB

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

Easting (x)

391119

Northing (y)

413836

Description

Applicant Details

Name/Company

Title

Mr

First name

Sahibzada Haider

Surname

All Mehmooda

Company Name

Address

Address line 1

29 Waterman View

Address line 2

Address line 3

Town/City

Rochdale

County

Rochdale

Country

Postcode

OL16 2XB

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
☒ No

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 private residence, and I am proposing to operate a private hire business from home. The primary function of the property will continue to be a residential dwelling, and no alterations will be made to the land that would conflict with its residential use. No additional traffic or disruption will be caused to the neighborhood, as the business will not involve regular visits by clients or the public.

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.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

Residential Use of the Property Remains Unchanged:

The primary use of the property will continue to be as a private residence. The operation of a private hire business from home is limited to administrative tasks such as handling phone calls, online bookings, and managing drivers. No structural changes or significant alterations to the property are required, and the business will not involve regular visits from customers or members of the public. As such, the residential character of the building and the surrounding area remains unchanged.

Minimal Impact on the Neighborhood:

The business will have no material impact on the surrounding neighborhood. The activities related to the business will take place indoors, with no external signage, advertising, or increase in foot traffic. No employees or customers will visit the premises, and there will be no noticeable increase in noise, parking issues, or vehicular movement in the area beyond what is typical for a residential property.

Compliance with Planning Regulations:

The proposal does not constitute a "material change of use" that would require full planning permission. Based on the Town and Country Planning (Use Classes) Order 1987, the use of part of the residence for office-related tasks typically falls within the scope of acceptable home-based businesses. This ensures that the residential property is still used primarily for living, and the small-scale business activity is incidental and ancillary to this use.

No Structural Alterations Required:

There are no plans to alter or extend the property in any way that would require planning permission. The building remains in its original lawful condition, and the business is confined to administrative operations that do not affect the property's physical structure or violate any building regulations.

Conclusion:

A Lawful Development Certificate should be granted because the proposed business use of the property as a home-based private hire operator is lawful under current planning laws. The proposal will not result in a material change of use or disrupt the residential character of the property or area. By keeping all business operations within the property and ensuring no impact on neighbors or local traffic, this use complies with all necessary legal requirements.

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

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☐ Lessee
- ☒ Occupier
- ☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

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

SAHIBZADA HAIDER ALI MEHMOODA

Date

15/10/2024