



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

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

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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

10

Suffix

Property Name

Address Line 1

Green Mount Drive

Address Line 2

Address Line 3

Rochdale

Town/city

Heywood

Postcode

OL10 2LZ

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

Easting (x)

386551

Northing (y)

409434

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Original planning submission was for demolition of existing detached garage, proposed attached garage, front canopy, single storey rear extension with rised patio. Reconfiguration of facade material treatments and proposed detached garden outbuilding.

Planning permission was already been gained under 22/00350/HOUS while we have started the building works we have come up against an issue of a waste pipe from the neighbouring properties running under where the proposed garage wall was to be lengthened. In consultation with building control we propose to keep the existing back wall of the garage in line with current property, so to not affect this pipework. Also we propose to keep the existing side wall of the garage to the neighbouring property and make good as this will protect their driveway which is butted up to the wall. As the walls are now in line with the property we propose a change what was planned initially as a flat roof. to a pitch roof to match the house roofline to improve the aesthetics of the property, this wasn't initially proposed due to the additional length of garage would have been a complex roof structure.

We would like to amend the positioning of the skylight from over the utility as the back door will allow light in now, as the garage remains existing lengh. The new position being over the bedroom to allow improved ventilation while maintaining security.

There is a proposed roof tile change this was initially down as an antique brown tile. The original tiles were dark grey but weathered to appear brown. Neighbouring properties have a range of black, grey or red roof tiles. We propose a Donard roof tile in black to modernise the property in keeping with how other properties have modernised in the area.

In summary:

- 1) Change in materials - roof tile - Black Donard
- 2) Change in non material amendment - position of roof light from utility to over bedroom
- 3) House holder planning resubmission - garage to stay current length and use existing back and neighbour side wall. Pitch to the roof.

Has the work already been started without consent?

- ☐ Yes
☒ No

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)

Type:

Roof

Existing materials and finishes:

Grey concrete pantiles that have weathered

Proposed materials and finishes:

Black Donard interlocking concrete traditional flat tile

Type:

Walls

Existing materials and finishes:

Existing red brick and white UPVC cladding

Proposed materials and finishes:

Proposed red brick to match existing - Autumn Fleck for main body of extension. Shou Sugi Ban Timber cladding, cedar timber cladding to replace where was existing UPVC cladding, PPC aluminium rainscreen cladding. Garden room treated pail 6x1 cladding.

Type:

Windows

Existing materials and finishes:

White UPVC windows

Proposed materials and finishes:

Black UPVC windows

Type:

Doors

Existing materials and finishes:

Front Door - Painted wooden single glazed door Back Door - Painted wooden single glazed door Garage Door - Wooden plywood door

Proposed materials and finishes:

Front Door - Wooden/composite door Other External Doors - Black UPVC double glazed

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

GMD-SVA-22-22-DR-A-2001 D PRO Site__Location Plans

GMD-SVA-22-22-DR-A-2010 E Pro Plans

GMD-SVA-22-22-DR-A-2020 B PRO Elev

Existing Elevations

Existing Floor Plans

Existing Site & Location

Proposed Outbuilding Elevations and Floor Plans

Proposed Site & Location Plan

Site Plan showing tree position

Tree Survey and Impact Assessment

Method Statement 1 & 2

Material Schedule

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

There has already been a submission on the original plans and this condition has been discharged previous plans and recommendations adhered to.

I have included the original documents

- Site plan showing tree positions
- Tree survey report and impact assessment
- Method statement 1 & 2

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☒ Yes
☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

- Site plan showing tree positions
- Tree survey report and impact assessment
- Method statement 1 & 2

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

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

Mr

First Name

Bob

Surname

Melling

Reference

23/00177/ANM

Date (must be pre-application submission)

14/03/2023

Details of the pre-application advice received

This wasn't so much pre-application advice. The advice from Mr Melling as the project has been approved, apart from some changes. It was to resubmit a free re-submission with the amendments as discussed so that they could be considered all together.

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

Ms

First Name

Stephanie

Surname

Moss

Declaration Date

22/03/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Stephanie Moss

Date

13/04/2023

Amendments Summary

Amended plans of garage length (to existing length) and roof style from flat to pitched.

Material schedule.

Amended position of velux window from utility to bedroom (on same roof aspect).