



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 (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

5

Suffix

Property Name

Address Line 1

Wallwork Close

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL11 5FB

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

Easting (x)

386200

Northing (y)

414092

Description

Applicant Details

Name/Company

Title

Mr

First name

Mike

Surname

Hurst

Company Name

Plans for Property

Address

Address line 1

17 Parkfield Close

Address line 2

Astley

Address line 3

M29 7GH

Town/City

Rochdale

County

Rochdale

Country

United Kingdom

Postcode

M29 7GH

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

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 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)

Demolition of conservatory and erection of single storey extension, including alterations to the existing low level pitched roof.

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

This is an application for a Certificate of Lawful Proposed Development (CLOPUD), submitted under Class A of Schedule 2, Part 1 of the General Permitted Development Order 2015 (as amended). The application is also submitted in accordance with Section 192 of the Town and Country Planning Act 1990 (as amended) and seeks confirmation from the Local Planning Authority that the development proposed under Class A of Part 1 is permitted by the Town and Country Planning (General Permitted Development Order), as amended. The application seeks a CLOPUD to confirm that the alterations to the existing dwelling within the residential curtilage would be permitted development under Class A of the GPDO. Works proposed include demolition of an existing conservatory, erection of a single storey extension, including alterations to the existing low level pitched roof. The proposed works are shown on drawing - 5 Wallwork Close, , OL11 5FB - Remodelling of Existing Conservatory and Associated internal Works. Class A of Schedule 2 to the GPDO provides permitted development rights for "the enlargement, improvement, or other alteration of a dwelling house". Development is only permitted where it would comply with the set of requirements set out at Part A.1, which state that: the height of the part of the dwelling house enlarged, improved, or altered would not exceed the highest part of the roof of the existing dwelling house; the height of the eaves of the part of the dwelling house enlarged, improved, or altered would not exceed the height of the eaves of the existing dwelling house; the enlarged part of the dwelling house would not extend beyond a wall which forms the principal elevation of the original dwelling house or a wall which fronts a highway and forms a side elevation of the original dwelling house; the enlarged part of the dwelling house which is single storey would not extend over 4m from the rear wall of the original dwelling house; the eaves of the enlarged part of the dwelling house would not exceed 3m in height where they would be within 2m of the boundary of the curtilage of the dwelling house; the enlarged part of the dwelling house would not extend beyond a side wall of the original dwelling house and exceed 4m in height, have more than a single storey, and have a width more than half the width of the original dwelling house; would not consist of or include, the construction of a veranda, balcony, or raised platform; a microwave antenna, chimney, flue, or soil or vent pipe; or any alteration to any part of the roof of the dwelling house. The application seeks confirmation that the proposed extension as set out in the accompanying drawing submitted as part of this application do not require planning permission. It is considered that on the basis of the information provided above, and the details shown on the drawing accompanying the application, that the proposed development complies with the requirements of Class A of Schedule 2, Part 1 of the GPDO.

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

5 Wallwork Close, Rochdale, OL11 5FB - Remodelling of Existing Conservatory to Lean-to Side Extension and Associated internal Works drawing

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 proposed development complies with the requirements of Class A of Schedule 2 of the GPDO.

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

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

Michael Hurst

Date

2023/11/23

