



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

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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

16

Suffix

Property Name

Address Line 1

Rookway

Address Line 2

Address Line 3

Rochdale

Town/city

Middleton

Postcode

M24 1EB

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

Easting (x)

387019

Northing (y)

405134

Description

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Ibbott

Company Name

Middleton Lads JFC

Address

Address line 1

16 Rookway

Address line 2

Address line 3

Rochdale

Town/City

Middleton

Country

United Kingdom

Postcode

M24 1EB

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 Proposed Works

Please describe the proposed works

We are applying for permission to develop an annex to the main property, which will be located in the rear garden of 16 Rookway. The purpose of the annex is to be a residential dwelling for elderly relatives.

This application is supplementary to a previous application ref PP-10229569, which was approved in February 2022. The reason for re-applying is to alter the proposed orientation of the annex. Having removed the Ash Trees, which was approved under the previous application, we were able to assess the site and layout of the dwelling, both in terms of access and impact on neighbors. We are applying to rotate the previously approved annex through 90 degrees, which improves the access and circulation for maintenance. We also consider that this orientation cites the annex within the area of the garden that is sheltered and concealed from trees and bushes, which reduces the impact on neighboring dwellings.

The annex will be dependent on the services from the main dwelling having connections from the existing electricity, water and drainage. These will be the existing connections extended to to serve the annex, they will not be new connections to the mains.

Whilst the proposal will allow the annex to be used as a residential dwelling, the elderly relatives using the proposed annex will still rely on the facilities within the main dwelling. The driveway will be shared to provide off road parking for the additional vehicle and access to the dwelling will be via the main residence. The postal address will remain as existing will the relatives adopting this address.

The annex will never be sublet or divided off from the main residence.

Has the work already been started without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the work already been completed 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:

Walls

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

Embossed PVC-U Cladding The external of the annex will be clad using Deeplas Embossed Double Shiplap Cladding in Light Grey Colour 93. Appropriate colour mating trims will be used.

Type:

Roof

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

The roof will be finished using a bonded rubber membrane by SkyGuard. This is a flat surface in Black colour.

Type:

Windows

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

Windows will PVC-U in Charcoal Grey colour

Type:

Doors

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

Doors will be PVC-U in Charcoal grey colour

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Timber fencing to all boundaries. Replacement 8ft fencing was provided to all of the rear boundary in July 2022 to support the previously approved proposals and provide greater screening to the neighboring properties. Fencing has been completed and replaced as required to the side boundaries with the clearance of the trees.

Proposed materials and finishes:

None, works already complete.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Resin gravel driveway suitable for 3 vehicles to park off road.

Proposed materials and finishes:

No changes

Type:

Lighting

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

Lighting will be provided adjacent to the doors of the proposed annex to provide security and safety lighting during the winter months.

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

A3/16Rw/301/Rev01

A3/16Rw/402/Rev01

A3/16Rw/403/Rev01

A3/16Rw/404/Rev01

A3/16Rw/405/Rev01

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.

A3/16Rw/402/Rev01

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

☐ Yes

☒ No

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

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

Mr

First Name

Chris

Surname

ibbott

Declaration Date

02/10/2022

☒ 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 options 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

Chris Ibbott

Date

02/10/2022