



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

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

410

Suffix

Property Name

Address Line 1

Birch Road

Address Line 2

Wardie

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL12 9LX

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

Easting (x)

391454

Northing (y)

416580

Description

Applicant Details

Name/Company

Title

Mr

First name

Lawrence

Surname

Fox

Company Name

Address

Address line 1

410 Birch Road

Address line 2

Wardle

Address line 3

Town/City

Rochdale

County

Country

United Kingdom

Postcode

OL12 9LX

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

This proposal is for a rear extension with conversion and extension of the roof and roof space to create a 2-storey rear elevation, together with an entrance porch to the front elevation.

An entrance porch is proposed to the front of the property, extending outwards by circa 1500mm and across the front of the existing entrance door way to the living room window. The new entrance porch is proposed to have a single pitch roof sloping away from the property. Note, the front façade of the property (410) is set back from the adjacent (408) property extension façade line by circa 3500mm.

Regarding the rear extension, it is proposed to remove the existing rear conservatory (circa 2500mm wide extending out circa 4500mm), and modify the roof of the house, with a new cross gable pitched roof extending rearwards over the newly proposed rear extension. The roof modification would look to maintain the existing roof, with a new cross gable pitched roof extending from the existing roof over the new extension to the rear elevation. The modified roof would extend backwards over the new rear extension.

The rear extension is proposed to have 2-storeys.

The ground floor of the new rear extension is proposed to extend out circa 4500mm from the rear elevation of the existing house. This is intended to provide open plan living, dining and kitchen space including roof 'velux' type windows for natural light provision, with improved storage and laundry space.

The 1st floor of the new rear extension is proposed to extend out circa 2400mm from the rear elevation of the existing house, above the proposed ground floor extension. This is intended to provide an additional bedroom space and enable a new additional bathroom to be integrated into the house.

The new roof extension is proposed to be a new cross gable pitched roof extending from the existing roof over the new extension to the rear elevation.

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:

Walls

Existing materials and finishes:

Brick walls

Proposed materials and finishes:

Brick walls, with new brick to match existing house brick type / colour as much as possible

Type:

Roof

Existing materials and finishes:

Concrete roof tile (Double roman)

Proposed materials and finishes:

Concrete roof tile (Double roman) to main roof Low pitch roof tile type for new roof of 1st floor extension (colour to match main roof)

Type:

Windows

Existing materials and finishes:

U-PVC windows & doors

Proposed materials and finishes:

U-PVC windows & doors

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

DESIGN AND ACCESS STATEMENT - 410 BIRCH ROAD OL129LX (v4)

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

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

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- ☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

REDACTED

Date (must be pre-application submission)

04/04/2024

Details of the pre-application advice received

An increase in ridge height, as proposed, would not be supported as it would unbalance the symmetry with the adjoining property, no. 408.

As such, it is advised that the roof extension is removed from the proposal, and instead permission should be sought for a part two-storey, part single-storey rear extension which would not exceed the existing ridge height. This would preserve the symmetry with no. 412 and the uniformity with the adjacent terraced row, therefore protecting the character of the street. It is recommended that the two-storey element includes a gable end facing northwards, and the single-storey extension a sloped lean-to roof, as per the proposed.

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

Lawrence

Surname

Fox

Declaration Date

05/03/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission 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

Lawrence Fox

Date

05/03/2025

