



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

225

Suffix

Property Name

Address Line 1

Manchester New Road

Address Line 2

Address Line 3

Rochdale

Town/city

Middleton

Postcode

M24 1JT

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

Easting (x)

386753

Northing (y)

404826

Description

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Turner

Company Name

Address

Address line 1

225 Manchester New Road

Address line 2

Middleton

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M24 1JT

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

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)

The proposal is to build a single storey side extension on an existing paved area to create a larger kitchen / dining area. The extension will also include a new rear porch area as the proposal involves the removal of the existing rear door. Sufficient space will be still be available between the proposed extension and our boundary and neighbours property to allow access from the front to the back of the property. The proposal is to also place patio doors on rear wall of the property which will open out onto a new patio area. The existing drainage network at the side of the property will be altered to allow the new drainage requirements to flow into it.

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 proposed alterations to the property are considered to be lawful as the below requirements for permitted development works for a single storey side extension have all been adhered to.

1. No more than half the area of land around the original house will be covered by additions or other buildings.
2. The proposed extension is not forward of the principal elevation or side elevation.
3. All materials used will be similar in appearance to the existing house.
4. It is a single storey side extension.
5. The side extension does not have a width greater than half the width of the original house.
6. As the extension is within 2m of a boundary, the maximum eaves height is no higher than 3m

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

Detailed plans for the proposed works along with the required structural calculations have been included with this application.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

We believe that the proposed works detailed in this application fall under Class A (The enlargement, improvement or other alteration of a dwelling house) as detailed in The Town and Country Planning (General Permitted Development) (England) Order 2015. Where an extension or addition to your house is considered to be permitted development, provided certain limits and conditions are met. We consider that the information provided in this application and the associated plans also included, demonstrate the limits and conditions applicable to a side extension have been met.

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 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

Andrew Turner

Date

23/03/2023