



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

2

Suffix

Property Name

Address Line 1

Grange Avenue

Address Line 2

Address Line 3

Rochdale

Town/city

Milnrow

Postcode

OL16 4ET

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

Easting (x)

392577

Northing (y)

411953

Description

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Calow

Company Name

IC Developments

Address

Address line 1

2 Grange Avenue

Address line 2

Milnrow

Address line 3

Town/City

Rochdale

County

Country

United Kingdom

Postcode

OL16 4ET

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 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)

proposed porch will fall under Permitted development, and will adhere to the restrictions that are demanded, such as A, the total floor space will not be any greater than 3 square Meters, B, the ridge height will be no more than 3 Meters from finished ground level, C, the existing entrance to the property will remain in place, all electrics and heating will be backed up by the relevant completion certificates. there are no windows, there will be a new composite door. and sidelight images of fixings will be made available on request.
the Porch will be brick cladding, full fill cavity insulation (PIR), timber frame with full fill PIR insulation, roof cover will be matching tiles, to existing Dormer, roof insulation will be 125mm.
the porch is designed to offer increased weather and thermal protection from the existing Entrance door
the external dimensions of the porch are 2500mm width X 1200 mm depth X 2900 Height (to ridge from finished floor level)

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 Porch will be lawful as it will fall within the strict criteria for Permitted Development rights
within a set SQM of floor space (external) and height (floor to ridge)
it is not within 2 meters of a boundary, also is on the side elevation not the primary elevation facing the highway.

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

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?

I will ensure that all relevant steps are within Permitted development criteria, the proposed Porch will also add extra security for the homeowners /occupants while adding to the thermal performance of the property, reducing energy demands.

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

Ian Calow

Date

11/03/2025