



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
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Rochdale
OL16 1XU

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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

4

Suffix

Property Name

Address Line 1

Ashdene

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL12 6DJ

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

Easting (x)

388901

Northing (y)

415522

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Applicant 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)

Erection of a new rear roof dormer within the loft space of an existing 2-storey terraced house.

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 existing building at 4 Ashdene, Rochdale OL12 6DJ is a two-storey terraced dwellinghouse in residential use (Use Class C3). To the best of our knowledge, the house was built lawfully and has remained in continuous residential use without any known breaches of planning control. There are no enforcement notices or restrictions affecting the property that would remove permitted development rights. Therefore, the existing use of the land and the building is lawful.

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

250-P102B_Proposed Site Plan
250-P113B_Proposed Ground Floor Plan
250-P114B_Proposed First Floor Plan
250-P115B_Proposed Loft Plan
250-P115B_Proposed Loft Plan
250-P122B_Proposed North Elevations
250-P123B_Proposed South Elevations
250-P131B_Proposed Sections
250-P142B_Proposed 3D
250-P143B_Proposed 3D Front
250-P145B_Proposed Dormer Calculation

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 works are considered to constitute permitted development under Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The dormer complies with the following key limitations and conditions of Class B:

The property is a lawful dwellinghouse in Use Class C3 and is not a flat.

The property is not located in a conservation area or subject to Article 4 restrictions.

The dormer will be located only on the rear roof slope.

The dormer does not exceed 50m³ in volume; the total additional volume is approximately 28.11m³, which is under 33% of the original roof volume (116.31m³).

The dormer will be constructed using materials of similar appearance to the existing house.

The dormer is set back at least 200mm from the original eaves, as shown on the submitted drawings.

The dormer does not project above the highest part of the roof.

The proposal does not include any verandas, balconies or raised platforms.

All required plans, including existing and proposed elevations, roof plans, floor plans, location and block plans, have been submitted as part of this application. The drawings include a dormer volume calculation and clear dimensioning of key constraints (e.g. eaves setback).

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

Sean Payne

Date

29/04/2026

