

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Site Address

Number	35
Suffix	
Property name	
Address line 1	Oldfield Road
Address line 2	
Address line 3	
Town/city	Altrincham
Postcode	WA14 4EQ

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

Easting (x)	376467
Northing (y)	388504

Description

4 bedroom semi-detached house, now within Sandiway Conservation Area. Loft has been converted into a bedroom since Summer '20, with rooflights (no dormers) maintaining the original pitch of the roof.

2. Applicant Details

Title	Mr
First name	Richard
Surname	Robertshaw
Company name	
Address line 1	35
Address line 2	Oldfield Road
Address line 3	

2. Applicant Details

Town/city	Altrincham
Country	
Postcode	WA14 4EQ

Are you an agent acting on behalf of the applicant? Yes No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. 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 solar photovoltaic (PV) panels to rear elevation of building, specifically west facing pitch of rear outrigger to house. 8No. solar panels are to be erected and will be mounted above the existing roof slates. The PV panels will project minimally above the roof plane.

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

5. 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

- We understand the proposals to be within Permitted Development for buildings in a Conservation Area. The panels will be within a 150mm protrusion perpendicular to the plane of the original roof.
- Reference is made to recent similar roof PV panels installed on the adjacent 29 & 31 Oldfield Road, for which a Certificate Of Lawful Development was provided on 21st May 2021. The panels were installed in summer 2021.
- The panels proposed for 35 Oldfield Road are the same product and to be installed by the same contractor. The panels will be installed in the same plan extent on the outrigger, albeit at 35 Oldfield only 8No. panels will be installed in total (all on the outrigger) versus the 11No. panels installed at each of 29 & 31 (of which 8No. were on the outrigger).

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

The following documents are all provided with respect to 35 Oldfield Road

- Location Plan
- Existing Photos
- Proposed Roof Plan
- Proposed Roof Elevation
- Solar PV Panels Specification Sheet

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

C3 - Dwellinghouses

Information about the proposed use(s)

5. Grounds for Application

Select the use class that relates to the proposed use. 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.

C3 - Dwellinghouses

Is the proposed operation or use

Permanent Temporary

If Temporary please give details

The PV panels are demountable, with the slate roof remaining intact.

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

The proposals fulfill the requirements that (within a Conservation Area):

- the affected roof is at a rear elevation, away from the Highway
- the PV panels will be within a 150mm protrusion perpendicular to the plane of the original roof.
- the PV panels are demountable, with the slate roof remaining intact.
- the proposals consist of the installation of solar PV panels and would be considered acceptable under Class C.1.(d) of Permitted Development Rights For Householders (DHCLG, Sep 2019)

6. 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

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

8. 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.

Yes No

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?

9. Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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.

Date (cannot be pre-application)

02/10/2021