



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
381361	405819

Description

Applicant Details

Name/Company

Title

Mr

First name

Wakar

Surname

Ahmed

Company Name

Address

Address line 1

9 Waterdale Drive

Address line 2

Address line 3

Town/City

Whitefield

County

Country

United Kingdom

Postcode

M45 8SB

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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)

Single storey extension to be created to the rear of the property which would effectively extend one part of the house outwards and create a further downstairs room next to the kitchen. Dimensions included in the plan but will be approximately 3.4m length and 3.6m width and less than 3.5m high.

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

On property land i.e. effectively building into the garden which falls under property boundary. Extension doesn't take up more than half the property land or indeed the rear garden itself and is over 3m away from the rear boundary of the garden. The closest boundary to the extension is that on the side garden boundary wall with 11 Waterdale Drive, with the distance between the two of approx 2.50m in the length (closest point).

The proposed materials used will be similar to that of the property i.e. same type of brickwork and roofing, as well as, UPVC windows like the property in its current condition. It's a rear extension to the back of a detached house (no extension to the side of the property). Top of eaves to extension is 2.54m and top of roof is 3.45m. The extension is 3.4m in length and 3.6m in width.

The proposed extension will not alter the class of the property i.e. from a dwelling to a business etc but is simply being created to add an additional living space (room) to the property so we can enjoy more living space within the property.

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

Attached drawings to illustrate proposed changes including measurements.

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 extensions seems to meet the criteria as outlined in <https://ecab.planningportal.co.uk/uploads/miniguides/extensions/Extensions.pdf> for permitted development and falls within the parameters of permitted development.

It's a simple small single storey extension which provides another room to the house and adds to the enjoyment of living in the property. As outlined above, the property extends outwards from the rear of the property only by approx 3.4m in length. This then leaves a further clearance space of approx 3m before the rear garden boundary wall. The distance between the proposed extension to the side boundary wall with 11 Waterdale Drive is approx 2.50m at its closest point.

The extension should not exceed 3.5m in height. The top of eaves is 2.54m high and the most upper part (top) of the roof is 3.54M high. The extension will extend 3.4m in length to the rear of the property and is only 3.6m in width.

The materials we intend to use will be similar/ same as existing property i.e. same type of brickwork, windows and roofing.

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

Wakar Ahmed

Date

27/02/2024