



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

Householder Application for Planning Permission for works or extension to a dwelling

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

Shrewsbury House

Address Line 1

Lowther Road

Address Line 2

Address Line 3

Bury

Town/city

Prestwich

Postcode

M25 9QG

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

Easting (x)

381047

Northing (y)

403328

Description

Applicant Details

Name/Company

Title

mr

First name

ANTHONY

Surname

jacobs

Company Name

Address

Address line 1

Shrewsbury House Lowther Road

Address line 2

Prestwich

Address line 3

Town/City

MANCHESTER

Country

United Kingdom

Postcode

M25 9QG

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 Proposed Works

Please describe the proposed works

replacement of steps to lower ground garden, incorporating a mid-step landing.

Has the work already been started without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

30/05/2022

Has the work already been completed without consent?

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Planning Enforcement Officer

Date (must be pre-application submission)

15/06/2022

Details of the pre-application advice received

Hi Mr Jacobs

As mentioned I can't say if this is ok as I'm not a planning officer and all applications will be decided on the householder planning policies that are viewable on the planning policy pages on Bury's Council's website.

If this was clearly refusable then the Development Manager would not ask for an application to be submitted.

If there is not much work left to finish off the seating area off and as you said you may not be able to get then back for a long time then as it's near enough completed for me you may as well finish it off (if the workmen will be gone before a decision is made).

If you or someone you know can complete the drawing of the plans to scale then you don't need to hire a planning agent or architect to submit them for you.

And as mentioned you can submit photos to support your application as well and if you wish you can also write a covering letter explaining the reasons for carrying out the works.

Thanks

Paul Knight
Planning Enforcement Officer

From: ANTHONY JACOBS <jacobsanthony1@oun.com>
Sent: 15 June 2022 12:30
To: Knight, Paul <Paul.Knight@bury.gov.uk>
Subject: Re: 22/0185 - Shrewsbury House

Hi Paul

By the way thanks for the quick response.

You mention me submitting drawings. Does this mean I don't need to go through the expense of an architect?

Best regards

Anthony

On 15 Jun 2022, at 11:10, Knight, Paul <Paul.Knight@bury.gov.uk> wrote:

Dear Mr Jacobs

Just to inform you that after having our weekly Enforcement Meeting with the Development Manager and the Senior Enforcement Officer.

We have discussed your wendy house and decking/seating area and I have shown them the site photos and your photo of the previous stairs.

The Development Manager has asked that a householder planning application is submitted for these works as he sees them not as a outbuilding but as decking/veranda and as the stairs from the balcony lead down to the seating area an extension of the balcony.

You can submit pictures of the stairs that were there previously in support of your application and if you can do the drawings yourself (to scale) that's also fine as you can submit photos as well to support the application.

You can submit the application via the link below

<https://www.planningportal.co.uk/>

Thanks

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

mr

First Name

ANTHONY

Surname

jacobs

Declaration Date

20/06/2022

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission 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

ANTHONY jacobs

Date

20/06/2022