



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)
379870	412185

Description

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Grindrod

Company Name

Address

Address line 1

21 thetford close

Address line 2

Address line 3

Town/City

Bury

County

Country

GB

Postcode

BL81XB

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Applicant 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)

The proposal comprises the complete removal of the existing detached breezeblock/masonry outbuilding, including its existing concrete foundation/pad, and the complete removal of the two adjacent timber sheds. These existing structures will be replaced by one single-storey detached timber outbuilding within the residential curtilage of the dwellinghouse.

The proposed building is a Dunster House "EvilGenius Workshop W8m × D3m". The manufacturer's submitted specification identifies the overall external dimensions as approximately 8.018 metres by 3.365 metres, with an external building width of approximately 7.98 metres and an external building depth of approximately 2.99 metres. The maximum overall height to the ridge is approximately 2.465 metres.

The proposed outbuilding will be positioned approximately 0.5 metres inside the relevant site boundary, with the approximately 8 metre long elevation running parallel to and facing the boundary. The building will remain detached from the dwellinghouse.

The existing concrete foundation/pad associated with the masonry outbuilding will be removed as part of the demolition works. The proposed outbuilding will be installed using ground-screw foundations, with no concrete slab, strip foundation or other conventional concrete foundation proposed. No additional hardstanding will be created.

The manufacturer's specification identifies a roof overhang of approximately 0.387 metres at the front of the building, as shown in the submitted manufacturer's information.

The proposed outbuilding will be used for purposes incidental to the enjoyment of the dwellinghouse, including domestic storage, workshop and ancillary recreational/hobby use. It will not be used as separate or self-contained residential accommodation.

The existing detached masonry outbuilding and two adjacent timber sheds will be completely removed before construction of the proposed outbuilding.

No new or altered vehicular or pedestrian access is proposed. No new road or access way is proposed.

No new means of enclosure is proposed. Existing boundary fences, walls and other boundary treatments will remain unchanged.

No new drainage infrastructure or drainage connections are proposed, and no alteration to the existing foul or surface-water drainage arrangements is proposed.

The proposed outbuilding will occupy an area substantially below 50% of the relevant residential curtilage, which comprises a large existing garden area.

The proposal is therefore limited to the complete removal of the three existing detached outbuildings, including the existing concrete foundation/pad serving the masonry outbuilding, and their replacement with one single-storey detached timber outbuilding supported on ground-screw foundations, for purposes incidental to the enjoyment of the dwellinghouse.

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 land forms part of the residential curtilage and is currently used as garden/ancillary domestic garden space associated with the dwellinghouse.

The existing detached breezeblock/masonry outbuilding and two adjacent timber sheds are used as ancillary domestic outbuildings for purposes incidental to the enjoyment of the dwellinghouse, including storage and general domestic/garden use. They are not used as separate residential accommodation or as independent dwellings.

To the best of the applicant's knowledge, the existing use of the land and the existing outbuildings are lawful. The proposed development does not involve a change in the use of the land from its existing residential garden/ancillary use.

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

- 1) PDF file of the manufacturer's specification and dimensioned drawing for the proposed Dunster House "EvilGenius Workshop W8m x D3m", including the stated overall dimensions and maximum ridge height.
- 2) Image of the proposed location within garden of new log cabin.

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

The proposal is for the erection of a single-storey detached outbuilding within the residential curtilage of the dwellinghouse, for purposes incidental to the enjoyment of the dwellinghouse. The proposed use is ancillary domestic workshop, storage and recreational/hobby use and does not constitute a separate dwelling or provide self-contained residential accommodation.

The proposed building has a maximum overall height to the ridge of approximately 2.465 metres and is positioned approximately 0.5 metres inside the relevant site boundary, with its approximately 8 metre long elevation running parallel to and facing the boundary. The proposed building is therefore within the applicable height limitation for an outbuilding positioned within 2 metres of a boundary.

The proposed building has an overall external footprint of approximately 8.018 metres by 3.365 metres. The proposed building will not result in more than 50% of the relevant residential curtilage being covered by buildings, enclosures and other applicable development.

The proposed outbuilding is located within the residential garden and is not positioned forward of the principal elevation of the dwellinghouse.

The existing detached breezeblock/masonry outbuilding, including its existing concrete foundation/pad, and the two adjacent timber sheds will be completely removed before the proposed outbuilding is erected.

The proposed building will be supported by ground-screw foundations. No new concrete slab, strip foundation or additional hardstanding is proposed. No new or altered access, means of enclosure or drainage infrastructure is proposed.

The proposal does not involve a change in the residential use of the land. It comprises the replacement of existing ancillary domestic outbuildings with one single-storey ancillary domestic outbuilding.

For these reasons, the proposed development is considered to fall within the permitted development rights of Class E and therefore not to require planning permission. A Lawful Development Certificate is requested to confirm that the proposed development is lawful.

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

Matthew Grindrod

Date

31/08/2026