



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

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	162
Suffix	
Property name	
Address line 1	Hilton Lane
Address line 2	
Address line 3	
Town/city	Prestwich
Postcode	M25 9QZ

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

Easting (x)	381369
Northing (y)	402673

Description	
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2. Applicant Details

Title	Mrs
First name	Aimee
Surname	Locke-Timmins
Company name	
Address line 1	162 Hilton Lane
Address line 2	Prestwich
Address line 3	
Town/city	Manchester
Country	United Kingdom

2. Applicant Details

Postcode

M25 9QZ

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 Proposed Works

Please describe the proposed works:

The plot contains a 1933 double fronted 3 storey build in an elevated position on Hilton Lane. The rear garden extends to the rear and also the rear left of the property. Originally the proposed summer house was to be placed on the left side of the garden as it is not overlooked by any neighbour however as it would be visible from the main road this desired location was changed to be positioned directly behind the main dwelling.

The summer house is a single storey timber framed build with maximum eaves height of 2.4 meters at the front elevation sloping away to 2m at the rear. As the original garden slopes up away from the house there is a raised deck area (composite decking) to allow access from the main house whilst creating a flat living space that can be used for seating and general enjoyment. The lowest level of the decking where it meets the ground level is 0.25 meters in height. It is the highest height of the decking in particular that exceeds the lawful development rules. Owing to the slope of the garden, the height of the decking varies from no higher than 0.3 meters adjacent to the summer house to 0.6 meters above ground level at the part furthest away from the summer house. The boundary fencing to 160 Hilton Lane is around 1.65 meters high at its highest point and 1.2 meters at the lowest point on the decking. The original fencing height before the installation of the decking sloped from 1.65 meters high at its highest point and 1.45 meters at the lowest point. On this basis any person over 4ft 9 was able to look over the fence prior to the decking being erected. We do not therefore consider that the raised decking has taken any privacy away from the adjacent property.

We discussed the project with the occupants of 160 and they will inform you that at no time during the installation did they raise any concerns.

Within the decking we have installed a Jacuzzi. The decking and the summer house combined covers apx 35% of the area of land around the original house.

The removal of a Large Tree and a 10ft x 10ft shed was needed to complete the build. There are photographs of the tree enclosed. The tree was preventing light to our next door neighbours rear garden and although the erected building may still be blocking some light it is an improvement they say. The summer house is situated next to our neighbours (160) brick garage and the roofline of our summer house has purposely been made lower than that of their garage.

The summerhouse and decking is complete however we still need to erect a protective balustrade if deemed necessary during our application for planning.

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)

31/05/2019

Has the work already been completed without consent?

☐ Yes ☒ No

5. Materials

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

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Wooden slats on a wooden frame. Basic pre fabricated wooded shop bought shed
Description of proposed materials and finishes:	Softwood timber frame, Polystyrene sheeted insulation, plasterboard to interior with cedar cladding to the exterior on 2 visable walls. Corrugated steel cladding to 2 non visable walls.

5. Materials

Roof	
Description of existing materials and finishes (optional):	Felt
Description of proposed materials and finishes:	Metal & perpex corrugated sheeting

Windows	
Description of existing materials and finishes (optional):	singular non opening single glazed glass in wooden beaded surround
Description of proposed materials and finishes:	Double glazed glass 2 non opening and 2 small opening with locks. Anthracite UPVC

Doors	
Description of existing materials and finishes (optional):	Single wooden shed door
Description of proposed materials and finishes:	Double glazed sliding patio door in anthracite grey UPVC

Lighting	
Description of existing materials and finishes (optional):	Strip light
Description of proposed materials and finishes:	12 led spot lights and additional mood lighting containing 4 drop lights. 4 external lights.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Tree.jpg - Image of the Tree before it was removed. The tree was the height of our property. This was removed to make was for the summer house. Please note from the photograph where the ground meets the fence to 160 Hilton Lane on the right.
Tree Removed.jpg (This image shows the ground level also at the fence to 160 Hilton Lane on the right)
Decking Height to 160.jpg (photograph of the frame and this shows the original height of the land adjacent to the boundary fence of 160) As you can see the slope of the garden showing that the height of the fence was sloped down from 1.45m and is now 1.25m
Tree Removal Plan.jpg

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☒ Yes ☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Large Cherry Blossom tree. photograph attached Tree.jpg
The tree was the height of the house as seen in the photograph Tree Height. jpg which is a photograph taken from the rear loft window of the dwelling property and blocked a lot of light.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☒ Yes ☐ No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

Tree Removal Plan.jpg

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. 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

10. Pre-application Advice

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

☐ Yes ☒ No

11. 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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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	Mrs
First name	Aimee
Surname	Locke-Timmins
Declaration date (DD/MM/YYYY)	18/08/2021

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent 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. ☒

13. Declaration

Date (cannot be pre-application)

18/08/2021