

## NOTICE OF PRIOR APPROVAL DETERMINATION

### Paragraph A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990  
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

**To:**

Mrs Katie Lewis-Pierpoint  
Knightsbridge Planning Limited  
Astley House  
29 Queens Road  
Chorley  
PR7 1JU

**On Behalf Of:**

Ms Davenport  
Forrest Cottage  
2 Wood Road Lane  
Summerseat  
Bury  
BL9 5PZ

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#### PART 1 - Particulars of Application

**Application Number:** 70075

**Date of Registration:** 12/09/2023

**Proposal:**

Prior approval for proposed single storey rear extension

**Location:**

Forest Cottage, 2 Wood Road Lane,  
Summerseat, Bury, BL9 5PZ

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#### PART 2 - Particulars of Decision

**Bury Metropolitan Borough Council**, as local planning authority, hereby **refuse the application under paragraph A.4 of the above legislation** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority for the following reason(s):

- 1 The proposal would not be lawful as the enlarged part of the dwellinghouse would extend beyond a wall which forms a principal elevation of the original dwellinghouse, as such it does not fall within the limitations of Part 1, Schedule 2. Class A, A.1(e)(i) to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

#### Information that the developer provided to the local planning authority:

The extension would extend beyond the rear wall of the original dwellinghouse by 6.20 metres.

The maximum height of the extension would be 3.25 metres.

The height to the eaves of the extension would be 3.25 metres.

#### Informatives

If you want to appeal, then you must do so within 12 weeks of the date of this notice, using a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0303 444 5000. Appeal forms and guidance can also be downloaded from the website: [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harte', written over a dotted line.

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On behalf of the Council

**Date of Decision:** 24/10/2023