



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

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)
381781	403936

Description

Applicant Details

Name/Company

Title

Ms

First name

Sian

Surname

Crosby

Company Name

Address

Address line 1

29 Oaklands Drive

Address line 2

Prestwich

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M25 1LJ

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

Demolition of existing garage. Two floor rear and side extension to extend living room and kitchen and form new bedroom floor at first floor level.

Front elevation - house retained as existing. Garage and current triangular paved space between house and garage replaced with new room.

Side elevation - new side elevation following removal of garage - double storey extension (located further from site boundary than current garage to provide access to rear of property)

Rear elevation - single story extension to living room, double storey extension to kitchen

Ground floor plan - block up opening to form separate front living room. New opening between back living room and kitchen. Extension across part of paving area. Double storey extension on part of site of existing garage and part of existing paving area.

First floor plan - extension of bedroom three and addition of new bedroom four. Division of bedrooms 2 and 3 to allow creation of corridor to new bedroom four. Alter stud partitions to enlarge existing bathroom.

Note that the property occupies a triangular corner site. As such it does not fully meet all the criteria laid out in the planning document regarding distances. However it is understood exceptions are allowed in such circumstances.

Has the work already been started without consent?

☐ Yes

☒ No

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)

Type:

Walls

Existing materials and finishes:

red brown facing brick with light grey mortar

Proposed materials and finishes:

red brown facing brick with light grey mortar to match existing

Type:

Roof

Existing materials and finishes:

Dark red interlocking roof tiles

Proposed materials and finishes:

Mono pitch tiled roof to front extension visible from the road - Dark red interlocking roof tiles to match existing Flat roof to rear extension - as extension at 27 Oaklands Drive

Type:

Windows

Existing materials and finishes:

White UPV Frames

Proposed materials and finishes:

UPV Frames (potentially replace all window frames to be dark grey/brown - but ultimately all will match)

Type:

Other

Other (please specify):

Rainwater goods

Existing materials and finishes:

Black UPVC

Proposed materials and finishes:

Black UPVC to match existing

Type:

Other

Other (please specify):

Dormer

Existing materials and finishes:

n/a

Proposed materials and finishes:

lead cheeks glassfibre roof

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

Crosby 10-09-23 2023-09-10

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

02852/e

Date (must be pre-application submission)

05/07/2023

Details of the pre-application advice received

Thank you for your email and drawings to have a look over. It's quite difficult to assess off the drawings as there's not a lot of detail on them, so we always say until an application is submitted the Council would never say a proposal would be acceptable. We will need to see more detailed plans with dimensions showing the proposed driveway distance (we would expect a minimum of 5m from the front of the extension to the back of the pavement in front) and it is always useful to see dimensions to other properties, and if an extension is to project past the front of rear elevations of a neighbouring property we need to ensure the 45 degree rule is satisfied regards ground floor habitable room windows on the relevant property. I have attached SPD 6 which will give you more information about what is to be expected in terms of a householder planning application.

In general a two storey extension may be acceptable on your property and the drawings you have sent in appear to show that the extension to the side wouldn't project forward of next door, or your own dwelling, so that is a good thing. Like I said I can't advise if this scheme would be approved or not at this stage, but it would be more preferable to the scheme submitted at the pre-application stage. I would advise that you ensure you have the relevant drive space available within the site and that you make sure you have at least 7m from any first floor habitable room window to a boundary. Bedrooms, lounge and dining rooms are classed as habitable rooms.

You can submit a planning application via The Planning Portal at www.planningportal.co.uk or by post to the address below. Once we get a planning application in the proposal would be assessed and if there is anything that need any tweaks we would be in touch. It would also be helpful if you would label the existing and proposed materials on the elevation drawings, as well as the application form please.

If you would be making any existing garden areas in to hardstanding we would possibly need to see that on the drawings too (existing and proposed site plans) and we would always advise that new driveway/hardstanding materials should be of a porous material or you would have to show drainage within the site to ensure there would be no extra surface water flooding on to the adjacent highway. This could be a natural soakaway in to a garden area or with an ACO drain within the site.

The application is likely to be allocated to myself but I will be away from 26th July to 16th August and then again from the 28th August for one week. If it comes in whilst I am off then apart from neighbour letters being sent out the application wouldn't be looked at. Your neighbours would be given 21 days to make comments. Thank you very much and I look forward to receiving an application in the near future.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

29

Suffix:

Address line 1:

Oaklands Drive

Address Line 2:

Prestwich

Town/City:

Manchester

Postcode:

M25 1LJ

Date notice served (DD/MM/YYYY):

12/10/2023

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Ms

First Name

Sian

Surname

Crosby

Declaration Date

12/10/2023

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission 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

Sian Crosby

Date

15/10/2023