



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)
375584	408431

Description

Applicant Details

Name/Company

Title

Miss

First name

Amy

Surname

Holden

Company Name

Address

Address line 1

3

Address line 2

Browns Road

Address line 3

Bradley Fold

Town/City

Manchester

County

Country

England

Postcode

BL26RQ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

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)

Removal of garage door, bricking it up with a window adding. To the right side of the garage (facing the property), an external door to gain access to the garage.

Plumbing will be added inside of the garage (toilet and sink) but will be connected to current drains.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☒ Yes

☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

I have rented a retail premises in Radcliffe for 7 years, I am hoping to move this to my home. It will be a small tattoo studio so will only be 1 client at one time. They will not have access to the residential part of the property, only the studio (garage) area. There will be no heavy machinery installed or anything that could damage the property or affect any neighbours.

I have two daughters, age 9 and 3 who are currently in school I currently work around their school hours, 9-3 weekdays and 10-5 on a Saturday.

There will be no noise known to the neighbours, no smells from the studio. It will be a very clean and quiet environment for my clients.

We have a double driveway outside of the property which will be available for parking for clients (partner works 12 hour days) so wouldn't cause any traffic or inconvenience to the neighbours.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

We bought this property march 2024, the garage was an extension done approximately 20 years ago. It has always been used as part of the residential property.

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 current use of the land is a garage, storage for the residential property. I am hoping to renovate this to carry my business out from home during the hours that my children are at school. I have built up a great business and I want to eliminate as many overheads as possible to give my children a better future. The garage is currently wasted space in our property.

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

The company I will be using has told me they will be applying for the planning permission, we just wanted to get this application accepted first before we went ahead with anything else.

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.

E(c)(ii) - Professional services

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

I have built up a business and I have rented a retail premises for the last 7 years. I want it to be more private and give my clients a more private visit when they come for their appointments. I am a professional business woman and I take my work seriously. I have had the idea of working from home in my head for the last few months and I'm hoping this will be accepted. I will be at home, where I love to be. I know my clients very well and they all think it's a great idea having a private space so they can relax and not be disturbed by by-passers and the public. It will be set appointments so there will be nobody unknown coming to the property.

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

Amy Holden

Date

29/12/2024