



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: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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	12
Suffix	
Property name	
Address line 1	Fairhaven Avenue
Address line 2	
Address line 3	
Town/city	Whitefield
Postcode	M45 7QG
Description of site location must be completed if postcode is not known:	
Easting (x)	379577
Northing (y)	405211
Description	

2. Applicant Details

Title	Sumit Kharpude
First name	Sumit
Surname	kHARPUDE
Company name	
Address line 1	Meridian place
Address line 2	
Address line 3	
Town/city	west \Didsbury

2. Applicant Details

Country

Postcode

M20 2QF

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Elliot

Surname

Giovacchini

Company name

Spazio Ltd

Address line 1

1a CHURCHWOOD ROAD

Address line 2

Address line 3

Town/city

west \Didsbury

Country

Postcode

M20 2QF

Primary number

Secondary number

Fax number

Email

4. 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 main intervention of the Proposal is a rear veranda as extension of the existing flat roof above the kitchen (see drawings for details and dimensions) and a small infilling along the rear perimeter wall, intended to increase of about 4sqmt the gross area of the living/kitchen open space. 2 sky lights have been proposed, within the internal perimeter of the house, for increased natural light (1 above the added infilling and 1 near the existing kitchen area). Other interventions are re layout of the ground floor to create a communal bathroom and a master bedroom with ensuite

LIST of works:

Full re-wiring – 1st fix.

Full re-plumbing – 1st fix.

Removal of kitchen wall and RSJ installed as per SE calcs.

RSJs installed for rear bi-fold doors.

Rear extension for the veranda.

Existing flat roof replaced with new fibre glass flat roof, covering kitchen and veranda. Includes 2 new roof-lights.

Flat roof internally insulated and plasterboarded.

Plasterboard for all internal walls

Plasterboard with insulation for all internal walls facing outside.

4. Description of Proposal

New partition walls and door openings for master bedroom, en-suite, main bathroom.
Plaster for all internal walls.
Plumbing 2nd fix.
New windows and bi-fold doors for the whole house.
Veranda floor tiling
Bathroom tiling

Also, building regs (Active Building Control) has been already completed two visits to date.

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

5. 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 REAR EXTENSION IT IS AN INFILLING (SEE DRAWINGS)
THE PATIO/VERANDA WILL BE LESS THAN 3 MT LARGE AND LESS THAN 3 MT HEIGH (SEE DRAWINGS)

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

PLANS AS EXISTING AND AS PROPOSED
ELEVATIONS AS EXISTING AS PROPOSED
3D VIEWS AS PROPOSED

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

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?

Because:
- is not altering the massing
- is not altering the front elevation
- it is just adding 3.54 sqmt of Gross internal area on the rear elevation
- the patio/veranda will not be extend beyond the rear wall of the existing detached house by 3 mt
- it is using same material as per existing house
- the patio/veranda eaves are no taller than the existing house and less than 3 mt height

6. 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

7. Pre-application Advice

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

☐ Yes ☒ No

8. 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?

9. Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate 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. ☒

Date (cannot be pre-application)

07/10/2021