



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)
377229	412256

Description

Applicant Details

Name/Company

Title

Mr

First name

Niall

Surname

Gunn

Company Name

Address

Address line 1

Sheepgate Farm Cottage

Address line 2

Bradshaw Road

Address line 3

Tottington

Town/City

Bury

County

Country

United Kingdom

Postcode

BL8 3PL

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

Re roof and roof line reconfiguration. Internal remodelling & new glazing.

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: Roof Existing materials and finishes: Slate roof effect tiles. Proposed materials and finishes: Slate roof effect tiles to match existing. Solar panels. Roof light.
Type: Walls Existing materials and finishes: Brick, stone & render. Proposed materials and finishes: Brick, stone & render in off white finish to match neighbouring property.
Type: Windows Existing materials and finishes: Dimond leaded double glazed windows, mix of wooden frames and composite. Composite front door. Composite rear door. Proposed materials and finishes: Clear plain double glazed windows. Bi-fold door to side elevation onto garden, replacement front door.

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

Please see the finalised elevations document for external look and confirmation of proposed materials.

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

02729/E

Date (must be pre-application submission)

22/04/2022

Details of the pre-application advice received

Edited to keep withing word count:

"The property has been extended twice in the past and these extensions are detailed in the planning history above. Paragraph 149 of the NPPF and Policy OL1/2 of the Bury Unitary Development Plan confirm that the extension of a building is appropriate development providing it does not result in disproportionate additions over and above the size of the original building.

The volume of the extensions built would be over the 33% volume increase referred to in SPD6. As such, any proposed extension would present a case for very special circumstances (VSC) to overcome the harm to the openness of the Green Belt by the additional volume.

The proposed extension would increase the volume by 77 cubic metres and would involve a first floor extension and alteration of the dormers in the roofspace. It is intended that the existing conservatory and part of the garage would be demolished and the combined volume of these would be 77 cubic metres. As such, the proposed development would not be larger than the volume of the dwelling as built currently.

The proposed first floor extension would be constructed at the rear and would be viewed against the backdrop of the existing dwelling. No elevation plans have been provided, but it appears that the proposed extension would be no higher than the existing dwelling. In addition, there would be no increase in the footprint of the dwelling. Finally, the proposed extension has been designed with the rooms in the roofspace, which reduces the volume of the proposed extension. As such, there would be little impact upon the openness of the Green Belt.

Visual amenity - The windows look to be suitably aligned and the proposed extension would be in proportion to the existing dwelling.

Residential amenity - The proposed first floor extension appears to comply with the 45 degree rule when drawn from the ground floor window of the adjacent neighbour.

A minimum distance of 7 metres from a first floor habitable room window to the rear boundary would be required.

Highways issues - The proposed extension would increase the number of bedrooms from 4 to 5 and as such, parking for 3 vehicles should be provided. This would need to be indicated on the proposed site plan, if an application is submitted. Also, if an application is to be submitted, please confirm if the access or parking would be amended."

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

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

Mr

First Name

Niall

Surname

Gunn

Declaration Date

23/04/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Niall Gunn

Date

23/04/2023