



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)
381392	403394

Description

Applicant Details

Name/Company

Title

Mrs

First name

Kate

Surname

Fairhurst

Company Name

JMW Solicitors

Address

Address line 1

Byrom Place,

Address line 2

Spinningfields

Address line 3

Town/City

Manchester

County

Country

Postcode

M3 3HG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed material amendment from previously approved rear extension works to add 2no new window windows to a previously approved extension, works to form level threshold and new window to the existing dwelling on the side elevation. New air conditioning unit installed at parapet wall level to the rear elevation.

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:

Facing brickwork with feature banding

Proposed materials and finishes:

As previously approved - facing brickwork with feature banding

Type:

Roof

Existing materials and finishes:

Pitched roof tiles

Proposed materials and finishes:

As previously approved - pitched roof tiles to match existing, flat roof element single ply with parapet upstand.

Type:

Windows

Existing materials and finishes:

White UPVC doors and frames 1 no feature timber door to side elevation

Proposed materials and finishes:

As previously approved - White UPVC to match existing. UPVC windows and frames to match existing, one no full height aluminium powder coated window to hydro pool building

Type:

Doors

Existing materials and finishes:

White UPVC doors and frames 1 no feature timber door to side elevation

Proposed materials and finishes:

White UPVC double glazed doors, powder coated aluminium bi fold door to rear.

Type:

Vehicle access and hard standing

Existing materials and finishes:

pattern impressed concrete driveway

Proposed materials and finishes:

New heritage porous paving

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing panel fencing, soft landscaping and low level dwarf walls.

Proposed materials and finishes:

Fence panels where damaged replaced with new to match existing.

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

14906B - 2C previously approved proposal reflecting all changes approved to date.

14906B - 2D Proposal to insert 2 no windows to extension, adapt extg side window and form level threshold entry. New air conditioning unit to parapet roof.

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

e No 02828/E

Date (must be pre-application submission)

31/03/2023

Details of the pre-application advice received

E-mail correspondance;

Good afternoon Gareth

Sorry it took a while to get back to you about this enquiry. The conservation officer has sent over his comments. He has advised he most likely would have no objections to the proposal subject to an appropriate condition attached to any subsequent approval, securing samples of external facing bricks to be used and a details elevation showing the bond of the external brickwork to match the existing. There isn't really much else to advise really. Given the size and layout of the site the newly proposed single storey rear extension wouldn't be visible in the streetscene, so it would all depend on the design and whether it would match the existing property and the previously approved extensions. Obviously this extension could not be built as a separate entity to the previously approved development so it might be a good idea if your client were to submit a new application in respect of what they have already had approved and for the hydro pool building. As it would be to serve a disabled resident there would be no fee for the planning application. As I said there isn't really much more I can advise at this stage. The plans you have submitted show that the new building should match what has already been approved. I would need to double check, but I think if you know what materials would be used in the construction you might be able to submit samples along with the application and that would do away with the need for a discharge of condition later on.

I am on annual leave now until 17th April so if you want any advice prior to my return you can email development.control@bury.gov.uk or alternatively you could contact Jane Langan on 0161 253 5316. Jane was the planning officer who dealt with the previous approved application so she may remember the site. Other than that we look forward to receiving a planning application.

Kind regards

Amanda

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

Gareth

Surname

Latham

Declaration Date

01/12/2023

☒ 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

Gareth Latham

Date

2023/12/01