



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

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	524
Suffix	
Property name	
Address line 1	Bury Old Road
Address line 2	
Address line 3	
Town/city	Prestwich
Postcode	M25 3DF

Description of site location must be completed if postcode is not known:

Easting (x)	381599
Northing (y)	404730

Description	
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2. Applicant Details

Title	Mr
First name	Shaid
Surname	Ali
Company name	
Address line 1	524 Bury Old Road
Address line 2	Prestwich
Address line 3	
Town/city	Manchester
Country	United Kingdom

2. Applicant Details

Postcode

M25 3DF

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

The proposal is to demolish the existing single storey side extension.

Replace with double storey side and single storey rear extension.

Initial planning application was submitted in June 2021 and declined (planning reference 67093/FUL) report dated 26 August 2021.

The delegated report of Mr Tom Beirne was considered by the applicant and a pre-application advice sought before these new plans were drawn up. Mr Beirne visited the site and gave pre-app advice on the proposals. Amended plans were put together taking account of the recommendations in the report previously, and also the pre-app advice. These plans are ready for submission, and attached.

The plans will allow a double storey extension to be built which takes into account, visual amenity, residential amenity, streetscape and cognisance towards UDP Policy H2/3 in relation to SPD 6 relating to alternations and extensions.

The proposed two storey side extension and single storey rear extension has been modified in terms of size and prominence from the first application.

The current single storey side extension goes to the boundary wall, the new proposal allows for a walkway at the side of the property allowing for more distance between the neighbouring property.

A characteristic gap between 524 and the neighbouring property is extended by the proposals.

An offset is also in place in the new plans submission.

I am keen to work with Bury Planning to ensure that any changes to the property are done in a way that reflects both the streetscape and area in general so that it is enhanced.

The proposals will use reclaimed materials where possible to retain the visual amenity and streetscape. it is the intention to ensure that the work fits nicely with the area and visual impact.

Has the work already been started without consent?

☐ Yes ☒ No

5. 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):

Walls	
Description of existing materials and finishes (optional):	Red face bricks 225X75
Description of proposed materials and finishes:	The proposed new bricks will be the same as the existing face bricks

Roof	
Description of existing materials and finishes (optional):	Black colour tile roof
Description of proposed materials and finishes:	The proposed roof tile for double extension will be the same as the existing roof tiles

5. Materials

Windows	
Description of existing materials and finishes (optional):	double glazed anthracite UPVC windows
Description of proposed materials and finishes:	The proposed windows will be double or triple glazed anthracite UPVC

Doors	
Description of existing materials and finishes (optional):	Anthracite UPVC doors
Description of proposed materials and finishes:	Proposed external doors will be same as the existing doors. Internally there will be new fire doors installed in ground and first floor.

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

Existing: floor plans, site plan, location plan, elevation plans, site elevation plans
Proposed: site plan, floor plans, front and rear elevation plans, site elevation plans

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. 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

10. 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

10. Pre-application Advice

First name	
Surname	
Reference	site visit and email

Date (Must be pre-application submission)

14/09/2021

Details of the pre-application advice received

Mr Beirne conducted a site visit on 27 October and gave advice on the plans. This included advice on streetscape, the plans as they were, what needed to be modified to allow for visual amenity, residential amenity et al

My architect (Mr A Sabawan) and I took Mr Beirne's views and advice on board and the plans were drawn up to reflect the advice given.

Revised draft plans were submitted to Mr Beirne on 9 November 2021 for his views.

I spoke to Mr Beirne on 30 November 2021 and Mr Beirne followed up this conversation with an email stating the drawings were a lot better in terms of design and streetscape, and advised the next stage would be to submit a revised planning application.

Mr Beirne has been extremely good with his advice and his sight of the plans.

11. 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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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	Shaid
Surname	Ali
Declaration date (DD/MM/YYYY)	10/01/2022

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent 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. ☒

13. Declaration

Date (cannot be pre-application)

10/01/2022