



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	37
Suffix	
Property name	
Address line 1	Bradshaw Road
Address line 2	Walshaw
Address line 3	
Town/city	Tottington
Postcode	BL8 3PW

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

Easting (x)	376445
Northing (y)	412341

Description	
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2. Applicant Details

Title	
First name	Richard
Surname	Morley
Company name	
Address line 1	37, Bradshaw Road
Address line 2	Walshaw
Address line 3	
Town/city	Tottington

2. Applicant Details

Country

Postcode

BL8 3PW

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 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 proposal is to erect a summerhouse in our back garden. This will be a wooden building on a plastic shed base filled with hardcore. There will be no additional drainage requirements or extra access requirements. The summerhouse will solely be used by my family and friends for domestic use. The construction will be no larger than 2.5 metres wide by 1.85 metres deep by 2.5 metres high.

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

This is a summerhouse that will be used by my family for domestic use only. There will be no bathroom or bedroom in the summerhouse and it will not be used as a place to sleep.

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

Plans attached with details of where the proposed development will be sited.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Please Select...

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Please Select...

Is the proposed operation or use

☒ Permanent ☐ Temporary

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

We were advised by Oliver Sear as part of the pre-application process that is unlikely that planning permission would be required. It was suggested we may want to apply for a Lawful Development Certificate, to confirm this, hence this application.

Planning Portal Reference: PP-08980319

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

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	Mr
First name	
Surname	
Reference	02477/E

Date (Must be pre-application submission)

07/08/2020

Details of the pre-application advice received

A site visit was undertaken by Oliver who suggested it was unlikely planning permission would be required. He suggested we may want to apply for this certificate to confirm that was the case, although it wasn't strictly necessary to proceed with the development.

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) 13/08/2020