



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 (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)
378161	405866

Description

Applicant Details

Name/Company

Title

Mr

First name

Kenneth

Surname

Roberts

Company Name

Address

Address line 1

11Oakley Close

Address line 2

Address line 3

Town/City

Radcliffe

County

Country

United Kingdom

Postcode

M261DF

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☐ Yes

☒ No

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

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

We are not planning to alter, install or build new buildings on the land. We simply want to create an nice safe, secure garden respecting our and our neighbours privacy, bringing life, nature and good use back to the land.

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

None other than what we have previously mentioned within this application

Select the use class that relates to the existing or last use.

Other

Other (please specify)

A family garden

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

A family garden to enjoy

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

We simply want to create an nice safe, secure garden respecting our and our neighbours privacy, bringing life, nature and good use back to the land we have purchased.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

We simply phoned up Bury Planning and building control and spoke to about three different people who gave their first names. This resulted in being asked to send an email of our scaled plan so they could advise. I received an email stating 'If you require written confirmation that the proposal is a permitted development, you will need to submit an application for a Lawful Development Certificate'. On receipt of the email I did call again to question why I needed a lawful development certificate, which was then explained to me.

Prior to purchasing the land I did call Bury planning for advice and got a similar response on the phone and by email.

I also booked a telephone consultation via the planning portal. Prior to the consultation I sent the garden plans and explanation what we wanted to do as part of the booking procedure. The telephone consultation was very positive with the lady asking various questions and me giving various measurements, responses and explanations after which she indicating we should have little to no issue with our application.

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

Interest in the Land

Please state the applicant's interest in the land

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

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Kenneth Roberts

Date

18/05/2025