



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)
379334	412753

Description

Applicant Details

Name/Company

Title

Mrs

First name

Anne

Surname

Byrom

Company Name

Address

Address line 1

25 Swanage Close

Address line 2

Brandlesholme

Address line 3

Town/City

Bury

County

Country

United Kingdom

Postcode

BL8 1JT

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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)

Erection of an outbuilding to be used as a personal gym:

*Built within permitted development guidelines

*The land does not need to be altered in any way to do this and will use easy pad foundations, minimising the use of concrete

*Dimensions will be 6m by 5m, 30sqft, front elevation will be 2.5m dropping to 2.2m at the back of the building

*Insulation will be 50mm slabs in the floor and 100mm rockwool in the walls

*Sedum roof to help the building blend into the surrounding landscape and have a positive impact on the environment

*The outbuilding will take about a fortnight to install with no change to our garden required other than the improvement of an existing ramp and pathway to ensure entrance to the gym is safe

*CAD drawing is attached along with details of the building materials and foundations.

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

25 Swanage Close is a private residence and our home. Our house will not be changed in any way as part of this process. The application is for an outbuilding to be erected in the garden of our home.

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

1. Attached Outbuilding Position Plan showing the position of the outbuilding within the garden of 25 Swanage Close
2. Attached CAD drawings of the outbuilding plus details of the building materials and foundations to show that it will be built within permitted development guidelines and compliment the surrounding area
3. Information about the easy pad foundations
3. Specifications for the outbuilding materials

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

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

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

This is an application to request the erection of an outbuilding to be used as a personal gym in the existing garden of an existing private residence under permitted development guidelines. Granting permission for this building will not change the purpose of our home or negatively impact the community or its residents.

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

Telephone call and email conversation with Customer Contact and Development Control teams to try and understand if a planning application is required. Confirmation could not be provided by phone/email and so I was advised to review the planning portal for information. After reading this portal I've decided to apply for a Certificate of Lawful Use as although the outbuilding will be erected within permitted development guidelines, it is a permanent structure and with the investment involved I want to make sure that the building is lawful and following the necessary processes.

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 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

Anne Byrom

Date

30/03/2023

Amendments Summary

Revised location plan to scale of 1:500