



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	136
Suffix	
Property Name	
Address Line 1	Sunny Bank Road
Address Line 2	
Address Line 3	Bury
Town/city	Bury
Postcode	BL9 8LJ

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

Easting (x)	Northing (y)
381415	407187
Description	

Applicant Details

Name/Company

Title

Ms

First name

Shazia

Surname

Karim

Company Name

Castle Care Homes Ltd

Address

Address line 1

2 The Chase

Address line 2

Address line 3

Town/City

Bolton

County

Country

United Kingdom

Postcode

BL1 5HL

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

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 propose to open a childrens residential care home for three looked after young people. We believe this as falling within Class C3 (B). The property has been continually used as a Class C3 dwelling house. The property will be providing care for up to three young people under the age of 18, who would be supported by two on-site members of staff support workers during the day and overnight, in a proposed living arrangement that seeks to accord with Class C3 (B) occupation (that allows no more than 6 people to living together with care provided). The young people will be living as a single household. The potential residents would NOT have disabilities or medical conditions that would prevent them from living as a single household and undertaking self-care. We will therefore NOT be providing any significant element of care to the residents at this property & will not therefore form a Class 2 use.

Please see attached Planning Supporting Document for full details in response to this question.

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

1. Location Plan.
2. Certificates of Lawful developements for 33 Parliament Street, Bury Residential home for two young people onfirming that the proposed use falls within C3 (B).
3. Certificates of Lawful developements for 28 St Peters Road, Bury Residential home for three young people confirming that the proposed use falls within C3 (B).
2. Planning Statement - explaining in detail the proposed use along with supporting cases.

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

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

We propose to open a children's residential home at the premises.

1. The proposed use would have 3 young people living there with the addition of staff (two on a rota) – this is not materially different to the use of such a property by a residential family.
2. The proposed use would generate traffic movements similar to the daily variations expected with a family home of this size which we believe is suitable for this location, and the safety and free flow of highway movements would not be prejudiced by this development
3. There is parking for cars outside the property on the driveway and the street. This would not cause congestion in the area.
4. The premises will have the look and character of a conventional residential dwelling. It will consist of bedrooms, shared kitchen, dining room, living room, and bathroom.
5. The proposed use gives rise to no greater level of disturbance than may be regarded as reasonable during conventional family living for a property as substantial as this.
6. The property is detached and will therefore not impact the neighbours.
7. Our sister company, currently operates 5 other children's homes in 2 in Bury, 1 in Tameside, 1 in Manchester and 1 in Trafford, all of which are Lawful developments with no issues, concerns or complaints.

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

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

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

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

Mariam Khan

Date

24/09/2023