



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)

Description

Applicant Details

Name/Company

Title

Mr

First name

Michael

Surname

Mcdwyer

Company Name

Address

Address line 1

12 trimingham drive,

Address line 2

Address line 3

Town/City

Bury

County

Lancashire

Country

United Kingdom

Postcode

BL81HB

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Applicant 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)

The proposal includes internal alterations to facilitate the use of the property as a small House in Multiple Occupation (HMO). Works comprise non-structural internal reconfiguration, installation of fire-rated doors, fire detection systems, and upgrades to plumbing and electrical services.
The property includes an existing rear dormer extension providing habitable accommodation within the roof space.
No further external alterations are proposed. Existing access and parking arrangements remain unchanged.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The proposal is for the change of use of the property from a single dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4), accommodating up to 6 residents.
The property will be used for residential purposes only, with occupants sharing kitchen, bathroom and living facilities.
There are no commercial activities proposed and no machinery or plant will be installed. The use is consistent with a typical residential dwelling.
The property will be occupied on a full-time residential basis, with no fixed operating hours.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The existing use of the property is as a single dwellinghouse (Use Class C3).
The property has been in continuous residential use and this use has not ceased.

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

The property is currently in lawful use as a single dwellinghouse (Use Class C3).

It has been in continuous residential use and there has been no material change of use. The existing building is established and forms part of the surrounding residential area.

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

Existing floor plans
Proposed floor plans
Site location

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C4 - Houses in multiple occupation

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

The proposed change of use from a single dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4) is permitted development under Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal complies with all relevant limitations and conditions, including occupation by no more than six residents, and does not require planning permission at the time of submission.

A Lawful Development Certificate is sought to confirm the lawful implementation of the use prior to the introduction of Article 4 Directions within the area.

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

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

Michael Mcdwyer

Date

12/04/2026