



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)
381580	403685

Description

Applicant Details

Name/Company

Title

Mrs

First name

Georgia

Surname

Grabiner

Company Name

Address

Address line 1

21 St Marys Road

Address line 2

Address line 3

Town/City

Prestwich

County

Bury

Country

United Kingdom

Postcode

M25 1AQ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

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 comprises internal alterations and limited external modifications to the existing dwelling. No extensions, new access points, new streets, hard-standings.

Internal Works:

- Reconfiguration of the ground floor layout, including partial removal of an internal wall to create an open-plan kitchen, living and dining area.
- Conversion of the existing garage: the front section to form a utility room, with the remainder adapted as a play space.
- Installation of a WC beneath the staircase, connected to the existing foul drainage system (no external drainage works).

All internal works are contained within the existing building footprint.

External Alterations:

- Replacement of the existing garage door with a new front window.
- Removal of one side elevation window.
- Installation of new patio doors and an additional window to the rear elevation to improve access to and views of the garden.

All replacement / new windows are complimentary to the existing style.

No other changes to the external appearance, access arrangements, boundary treatments, ground levels, or means of enclosure are proposed.

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

The application relates to an existing residential dwelling that has been continuously occupied and used as a single private dwellinghouse (Use Class C3). The lawful residential use of the property is long-established, has not been abandoned, and has had minimal internal changes since its original construction.

All proposed works relate to internal alterations and minor external elevation changes to the existing dwelling. The building itself is lawful, having been erected with the necessary permissions at the time of construction, and there have been no unauthorised extensions, changes of use, or structures erected that would compromise its lawful status.

The land remains in its original lawful residential use, and the existing building is a lawful permanent structure. The current proposal seeks only to alter the internal layout and make modest external façade amendments (replacement of the garage door with a window, changes to rear openings, and removal/addition of windows). None of these works involve extending the footprint, creating any new building, or altering the lawful use of the land.

For these reasons, the existing or last use of the land as a residential dwelling is lawful, and the existing building to be altered is also lawful.

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

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.

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?

A Lawful Development Certificate should be granted because the proposal falls within works that are permitted under national planning legislation. The existing property is a lawful residential dwelling (Use Class C3), and the proposed works do not involve any increase in footprint, extension of the building, or any material change of use.

The proposal consists of internal reconfiguration and minor external alterations—such as replacing the garage door with a window, altering side and rear openings, and adding patio doors—which remain within the parameters of permitted development for a dwellinghouse. The works do not affect access, boundaries, site layout, or the lawful residential use of the land.

As the proposal does not amount to development requiring planning permission and complies with the relevant permitted development criteria, it is considered lawful. Therefore, a Lawful Development Certificate should be granted.

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

Shaan Singh

Date

18/02/2026