



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

Householder Application for Planning Permission for works or extension to a dwelling

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)
381887	411995

Description

Applicant Details

Name/Company

Title

MR

First name

Samanto

Surname

Beswick

Company Name

Address

Address line 1

179 ferngrove

Address line 2

Address line 3

Town/City

bury

County

LANC

Country

United Kingdom

Postcode

BL9 6JN

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 Proposed Works

Please describe the proposed works

GROUND FLOOR REAR EXTENSION UPTO 6 METERS, DOUBLE STORY REAR EXTENSION UPTO 3 METERS, FRONT DORMER

Has the work already been started without consent?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

BRINK

Proposed materials and finishes:

BLOCKES

Type:

Roof

Existing materials and finishes:

ROOF TILES

Proposed materials and finishes:

ROOF TILES AND EPDM

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

798849179

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

***** REDACTED *****

Surname

***** REDACTED *****

Reference

03080/E

Date (must be pre-application submission)

28/04/2025

Details of the pre-application advice received

Proposed rear extension – As we discussed on site a single storey extension projecting up to 3m would more than likely be acceptable, given that it could be possible to build a single storey rear extension as permitted development. However, the two-storey element would actually be more difficult than what we discussed on site. As you are aware from our conversation it wouldn't be possible to build a two-storey rear extension projecting 3m across the whole of the rear of the dwelling. This is due to the impact on surrounding properties.

On site I did advise that a two-storey extension on the north side of the rear elevation (close to the boundary with no.181) might be acceptable. However, after discussing this with my manager they have advised that a two-storey extension close to this boundary probably wouldn't be supported either.

The final consideration about a two-storey rear extension is the distance to the rear boundary. I am sorry but when on site I didn't think about this, and to be honest I only looked at the boundary distance as existing. I didn't think to mention it, but if you install a habitable room window at first floor level you would need at least 7m to the rear boundary. This is explained in SPD 6. I'm not sure you will have 7m remaining if you extend out to the rear. I have measured the garden space on the Council maps and measure the current distance as around 8.5m at the shortest point to around 9.5m at the longest. This will need to be considered when you're getting your plans drawn up. Rear Dormer - As discussed on site it is likely that a flat roof rear dormer may be acceptable as this is something that could be constructed as permitted development. If you want any further info the Planning Portal website is quite informative for both Planning and Building Control. The web address is www.planningportal.co.uk Raising of the existing ridge – As advised this would not be supported unless all four roofs in the row were to be raised at the same time. This is because if the roof of your property was raised it would extend above the adjacent roofs which would be considered seriously detrimental in terms of visual amenity, and it would be considered to be out of character in the existing streetscene. There have been recent application refused for the raising of a ridge height which went on to be dismissed at appeal. Front dormer – I asked about whether a flat roof dormer would be acceptable on this property. As I expected my manager advised that a flat roof dormer would not be supported on the front of the property due to its negative impact on the character of the streetscene and that it would be out of character with the property itself. However, a smaller pitched roof dormer may be acceptable, but it could not be any wider than the first-floor window below. This means that when you replace windows at the property if they are smaller than what is there now, the front dormer should be no wider than whatever is installed.

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

MR

First Name

Samanto

Surname

Beswick

Declaration Date

13/05/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission 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

Samanto Beswick

Date

14/05/2025