



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 to determine if prior approval is required for a proposed: Larger Home Extension

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

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

2

Suffix

Property Name

Address Line 1

Thorp Street

Address Line 2

Address Line 3

Bury

Town/city

Whitefield

Postcode

M45 7TH

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

Easting (x)

380248

Northing (y)

406508

Description

Applicant Details

Name/Company

Title

Miss

First name

Kate

Surname

Daley

Company Name

Address

Address line 1

2 Thorp Street

Address line 2

Address line 3

Town/City

Whitefield

County

Country

GB

Postcode

M45 7TH

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

Important - Please note that:

- This application is specifically for a 'larger' single storey rear extension to a house, and the questions below are particular to determining the eligibility of proposals for this extension type.
- Other kinds of home extensions do not use this 'prior approval' process and should not be applied for using this type of application.
- There are additional permitted development conditions that apply to all home extensions which are not covered in the questions below, [they can be reviewed in our common projects section](#). If your proposals do not meet these conditions, it is advisable not to continue with this application.

Please indicate the type of dwellinghouse you are proposing to extend

- ☐ Detached
- ☒ Other

Will the extension be:

- a single storey;
- no more than 4 metres in height (measured externally from the natural ground level); and
- extend beyond the rear wall of the original dwellinghouse (measured externally) by over 3 but no more than 6 metres.

Note that where the proposed extension will be joined to an existing extension, the measurement must represent the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

- ☒ Yes
- ☐ No

Is the dwellinghouse to be extended within any of the following:

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;

- ☐ Yes
- ☒ No

Description of Proposed Works

Please describe the proposed single-storey rear extension

This application seeks prior approval for the erection of a single-storey rear extension to the semi-detached dwelling at 2 Thorp Street under the Larger Home Extension provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed extension will project approximately 4.0m beyond the original rear wall of the dwelling and will have an overall width of approximately 4.35m, widening the footprint of the existing rear sunroom. The extension will be positioned approximately 2.0m from the rear boundary.

The extension will have an eaves height of approximately 2.85m and a maximum height of approximately 3.65m, measured from the existing ground level adjacent to the extension. It is proposed with a hipped roof form and vaulted internal ceiling. External materials will comprise facing brickwork to match the existing dwelling and a tiled roof to complement the host property. The rear elevation will incorporate glazing above dwarf walling together with doors opening onto the rear garden. Two rooflights are proposed within the roof slope. All dimensions are based on measured survey information and should be read alongside the submitted drawings.

Pre-application advice was obtained from Bury Council under reference 03198/E. The pre-application report dated 4 June 2026 concluded that the proposed rear extension, as set out in the submitted plans, was likely to fall within the provisions of Part 1, Class A, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. The report also noted that, in the event of an objection from an adjoining occupier, the Local Planning Authority would be required to consider the effect of the proposed enlargement on the amenity of adjoining premises.

The relationship of the extension to the adjoining dwelling at 4 Thorp Street has been carefully considered in the evolution of the scheme. The hipped roof form has been adopted to reduce visual bulk and to moderate the relationship with the shared boundary. The proposal has also been considered in the context of the site's orientation, the path of sunlight and the differing ground levels between the two properties.

We have discussed the proposal in detail with the occupiers of 4 Thorp Street, including the matters identified within the Council's pre-application advice. The adjoining occupiers have confirmed that they are satisfied with the proposal and have no objection to the development proceeding.

Having regard to the design of the extension, the site context, the pre-application advice received and the absence of objection from the adjoining occupiers most directly affected by the proposal, the development is respectfully submitted for prior approval under the Larger Home Extension procedure.

Measurements

Please provide the measurements as detailed below.

Where the proposed extension will be joined to an existing extension, the measurements provided must be in respect to the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

How far will the extension extend beyond the rear wall of the original dwellinghouse (in metres, measured externally)

4.00	metres
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What will be the maximum height of the extension (in metres, measured externally from the natural ground level)

3.65	metres
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What will be the height at the eaves of the extension (in metres, measured externally from the natural ground level)

2.85	metres
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Adjoining premises

Please provide the full addresses of all adjoining premises to the house you are proposing to extend. This should include any premises to the side/front/rear, even if they are not physically 'attached'

House name: Number: 4 Suffix: Address line 1: Thorp Street Address Line 2: Town/City: Whitefield Postcode: M45 7TH
House name: Number: 31 Suffix: Address line 1: Nipper Lane Address Line 2: Town/City: Whitefield Postcode: M45 7RH
House name: Number: 29 Suffix: Address line 1: Nipper lane Address Line 2: Town/City: Whitefield Postcode: M45 7RH
House name: Number: 27 Suffix: Address line 1: Nipper Lane Address Line 2:

Town/City:

Whitefield

Postcode:

M45 7RH

House name:

Number:

1

Suffix:

Address line 1:

South Avenue

Address Line 2:

Town/City:

Whitefield

Postcode:

M45 7TT

House name:

Number:

3

Suffix:

Address line 1:

South Avenue

Address Line 2:

Town/City:

Whitefield

Postcode:

M45 7TT

Declaration

I/We hereby apply for Prior Approval: Larger home extension 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

Kate Daley

Date

09/07/2026