



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

Rowlands House

Address Line 1

Rowlands Road

Address Line 2

Address Line 3

Bury

Town/city

Ramsbottom

Postcode

BL9 5NF

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

Easting (x)

379683

Northing (y)

414760

Description

Applicant Details

Name/Company

Title

Mr

First name

Lewis

Surname

Rowland

Company Name

Address

Address line 1

Rowlands House

Address line 2

Rowlands Road

Address line 3

Town/City

Bury

County

Country

United Kingdom

Postcode

BL95NF

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

1. Description of Proposed Works

The proposed development involves the installation of a bespoke automated steel swing gate at the entrance of Rowlands House. The gate will be electrically operated, ensuring security and controlled access to the property while maintaining aesthetic compatibility with the surroundings.

2. Gate Specifications

Type: Single Leaf Swing Gate

Material: Steel

Dimensions: Width: 3500mm (3.5m) / Height: 1500mm (rising to 1800mm)

Frame Construction: Main Structure: 50x50mm steel box section

Additional Supports: 25x50mm steel box section

Detailing: 20x20mm steel box section

Posts:

Hinge Post: 150x150mm steel box section

Slam Post: 100x100mm steel box section

Finish: Powder-coated in a black colour, ensuring durability and weather resistance.

3. Automation System

Motor: 230V electromechanical underground operator (CE Certified, BS-EN13241-1)

Control System: Remote-controlled access with additional access control features

Safety Features:

Photocells: 1 pair for obstacle detection

Safety Edges: 4 resistive safety edges

Manual Override: Provided for emergency access

Compliance: Fully compliant with BS/EN12453 safety standards

Access Control:

Remote control operation (2-button fobs)

GSM intercom with keypad for visitor access

Magnetic lock with Z&L brackets for enhanced security

4. Installation Details

Power Supply: Connection from the gate control box to the property's power supply

Foundation Work: Excavation and setting of gate posts and foundation box for motor housing. Concrete foundation to ensure structural stability

5. Justification & Impact

The gate will enhance security for the property while maintaining an open and welcoming aesthetic. The design is in keeping with the character of the property and surrounding area, using high-quality materials and a professional finish. The installation will comply with all relevant UK and EU safety standards, ensuring safe operation for residents and visitors. Installation will be completed efficiently with minimal impact on surrounding properties and public access routes.

This proposal outlines the installation of a high-quality, automated steel swing gate at Rowlands House. The gate will provide enhanced security and controlled access while adhering to planning regulations and safety standards. The proposed development is in keeping with the character of the area and will contribute positively to the security and privacy of the property.

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:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
None

Proposed materials and finishes:
Primary Material: Steel The gate frame will be constructed using steel box sections of various sizes: Main frame: 50x50mm steel box section
Secondary supports: 25x50mm steel box section Detailing: 20x20mm steel box section Posts: Hinge Post: 150x150mm steel box section
Slam Post: 100x100mm steel box section Surface Finish: The steel gate will be powder-coated in a black colour for weather resistance and durability.

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

Design and Access Statement
Proposed Automated Electric Gate Installation
Rowlands House, Rowlands Road, Bury, BL9 5NF

1. Introduction

This statement supports a planning application for an automated steel swing gate at Rowlands House, enhancing security and controlled access while maintaining a visually appropriate design.

2. Site Context and Existing Access

Rowlands House is a private residence with an open entrance. The installation of a gate will improve security and access control without obstructing public movement.

3. Proposed Development

Gate Type: Single-leaf swing gate
Material: Steel, powder-coated (colour TBC)
Dimensions: 3500mm wide, 1500mm high (rising to 1800mm)
Posts: 150x150mm hinge post, 100x100mm slam post
Automation: 230V electromechanical underground operator (CE Certified)
Access Control: GSM intercom, remote fobs, magnetic lock
Safety: Photocells, resistive safety edges, manual override

4. Design Considerations

The gate complements the property's character, ensuring durability and minimal visual impact. It aligns with planning guidelines and blends with the surroundings.

5. Impact on the Surrounding Area

Visual Impact: The gate integrates with the property's design.
Access: No obstruction to the public highway.
Security: Enhances privacy and safety.
Neighbouring Properties: No adverse impact.

6. Accessibility

The automated gate provides controlled access via remote fobs and an intercom system. Manual override ensures access during power failures.

7. Compliance with Regulations

The installation complies with:
BS-EN13241-1 (Automated gate safety)
BS/EN12453 (Obstacle detection)
CE Certification for components

8. Conclusion

This proposal seeks approval for a secure, aesthetically fitting automated gate at Rowlands House. The development aligns with planning policies, enhances security, and maintains accessibility.

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Referenced in drawings; Two trees marked with red arrows

Rowlands House - Drawing Ref 1

Rowlands House - Drawing Ref 2

Rowlands House - Drawing Ref 3

Rowlands House - Drawing Ref 4

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

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

Lewis

Surname

Rowland

Declaration Date

12/03/2025

☒ 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

Lewis Rowland

Date

12/03/2025