



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)
377811	409960

Description

Applicant Details

Name/Company

Title

Mr

First name

Christopher

Surname

Reid

Company Name

Address

Address line 1

36 Freckleton Drive

Address line 2

Address line 3

Town/City

Bury

County

Country

United Kingdom

Postcode

BL82JA

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 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)

Proposed Development

The proposed development comprises a rear single-storey extension, a garage conversion, and the construction of a front porch, with no changes to site access.

The rear extension will be single storey in form with a sloped roof and will project 4 metres from the rear elevation with a width of approximately 8.5 metres, as shown on the submitted plans. The extension will be sited entirely within the existing residential curtilage and will align with the host dwelling.

The existing garage will be converted to provide a toilet, utility room, and office. This conversion will be carried out using the existing building footprint, with no increase in height or overall scale of the garage structure. The existing garage door will be partially bricked up and a new UPVC window installed.

A new front porch is proposed with approximate dimensions of 1.7 metres by 1.7 metres, positioned centrally on the front elevation of the dwelling, as indicated on the plans.

Access and Layout

There will be no new or altered vehicular or pedestrian access to the site. The existing access arrangements will remain unchanged.

Hard-standings and Parking

No new hard-standings, parking areas, or driveways are proposed as part of the development.

Means of Enclosure

No new or altered means of enclosure are proposed. Existing boundary treatments will be retained.

Drainage

Foul drainage from the proposed extension, garage conversion, and porch will connect to the existing mains sewer. Surface water drainage will continue to be managed via the existing drainage arrangements, with no increase in surface water runoff from the site.

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 site is an existing lawfully established dwellinghouse in residential use. The existing buildings, including the dwelling and attached garage, were lawfully constructed and have not been subject to enforcement action. The proposal involves only the alteration and extension of these lawful existing buildings, with no change of use.

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?

The proposed development is considered lawful as it complies with the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The works involve the extension and alteration of an existing dwellinghouse, remain within permitted development limits and conditions, and do not result in a change of use. No planning permission is therefore required, and the proposal is lawful.

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

Christopher Reid

Date

12/01/2026

