

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

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

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Local Planning Authority details:



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

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	Mr	First name:	LEE	PEREIRA
Last name:	THOMPSON - NIXON.			
Company (optional):				
Unit:		Number:	32	Suffix:
Building name:				
Address 1:	EUXTON CROSS			
Address 2:	SEADONS FARM			
Address 3:	MILK LANE ESTATE			
Town:	BURY			
County:	LANCS			
Country:	UK			
Postcode:	BL82HY			

2. Agent Name and Address

Title:	Mr	First name:	SIMON
Last name:	JACKSON		
Company (optional):			
Unit:		Number:	203
Building name:			
Address 1:	BURY NEW ROAD		
Address 2:			
Address 3:			
Town:	BOXTON		
County:	LANCS		
Country:	UK		
Postcode:	BL26GG		

3. Site Address Details

Please provide the full postal address of the application site.

Unit: Number: Suffix:

Building name:

Address 1:

Address 2:

Address 3:

Address 4:

Postcode:

4. Eligibility

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 the common projects section on the Planning Portal at <https://www.planningportal.co.uk/extension>
- If your proposals do not meet these conditions, it is advisable not to continue with this application.

Will the extension be:

- A single storey; and
- No more than 4 metres in height (measured externally from the natural ground level);

☒ Yes ☐ No

If you have answered no above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the extension:

- Where the house is detached, extend beyond the rear wall of the original dwellinghouse by over 4 but no more than 8 metres; **or**
- Where the house is not detached, extend beyond the rear wall of the original dwellinghouse by over 3 but no more than 6 metres;

Note that this should be measured externally.

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

☒ Yes ☐ No

If you have answered no above, the proposed extension will not be within the limits, set by legislation, for the prior approval process.

- If the proposed extension would not extend, as detailed above, by over 3 metres (or over 4 metres for a detached house) Permitted development rights may still apply, subject to all the other eligibility criteria (including some not covered by this form).

- If the proposed extension would extend, as detailed above, by over 6 metres (or over 8 metres for a detached house)

The size of proposed extension means that you will likely need planning permission to build it.

In either circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

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

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works

Please describe the proposed single-storey rear extension:

A single storey, ground floor domestic extension built attached to the rear of a Class C3 - Semi-detached family dwelling :-

- Extension to rear is excess of 3m but no more than 10m out from rear of the original rear elevation.
- Height of extension to roof/apex not to exceed 4m and eaves ht of extension, within 2m of a boundary, will not exceed 3m.
- Area of extensions both existing ones and those proposed will not exceed more than 50% of area of land around the curtilage of the original dwelling.
- Materials used to build the extension shall match those of the existing - as-built dwelling.
- No form of any encroachment over boundary/s from either foundation below and/or roof line above ground.
- No raised decking/verandas in excess of 300mm above ground levels.
- For the above reasons and apart from the projection of the extension exc' 3m but not 10m, the proposal is compliant to the relevant criteria to be fully considered and qualified to be Class A. Permitted Development etc...

How far will the extension extend beyond the rear wall of the original dwellinghouse:

6m. metres

Note that this should be measured externally.

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

What will be the maximum height of the extension (measured externally from the natural ground level):

4m. metres

What will be the height at the eaves of the extension (measured externally from the natural ground level):

3m. metres

6. 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.

Address 1:

N. 30 Euxton close,
Seddons farm. Bury BL 8 2 4Y.

Address 2:

N. 34 Euxton close
Seddons farm. Bury, BL 8 2 4Y

Address 3:

Seddons farm House 'mile lane estate'
off Newington Drive. Bury. BL 8 2 4Y

Address 4:

Address 5:

Address 6:

Address 7:

Address 8:

Please provide details of any additional adjoining premises on a separate sheet if necessary.