

Application for a Lawful Development Certificate for a Proposed use or development.

Town and Country Planning Act 1990: Section 192, as amended by section 10 of

the Planning and Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order

2015

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

For assistance with completing this form contact:

Bury
COUNCIL

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 Email: development.control@bury.gov.uk

Publication of applications on 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.

If printed, please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	M/MR	First name:	JAN+RACHEL
Last name:	EVANS		
Company (optional):			
Unit:		House number:	78
House name:			
Address 1:	COUNTESS LANE		
Address 2:			
Address 3:			
Town:	RADCLIFFE		
County:	WARRNESTER		
Country:	UK		
Postcode:	M263NH		

2. Agent Name and Address

Title:	MR.	First name:	SIMON
Last name:	JACKSON		
Company (optional):			
Unit:		House number:	203
House name:			
Address 1:	BURY NEW ROAD		
Address 2:			
Address 3:			
Town:	BOLTON		
County:	LANCS		
Country:	UK		
Postcode:	BL26GG		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	☐	House number:	78	House suffix:	☐
House name:					
Address 1:	COUNTESS LANE				
Address 2:					
Address 3:					
Town:	BADCLIFFE				
County:	MANCHESTER				
Postcode (optional):	M20 3NH				
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:			Northing:		
Description:					

4. 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).
Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date DD/MM/YYYY:

(must be pre-application submission)

Details of pre-application advice received?

5. Lawful Development Certificate - Interest In Land

Please state the applicant's interest in the land?

Owner: ☒ Yes ☐ No

Lessee: ☐ Yes ☐ No

Occupier: ☐ Yes ☐ No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of this application:
		☐ Yes ☐ No

If No to all the above, please give name and addresses of anyone you know who has an interest in the land:

Name	Address	Nature of interest in the land	Have they been informed of the application?	If they have not been informed of the application please explain why not
		☐	☐ Yes ☐ No	
		☐	☐ Yes ☐ No	
		☐	☐ Yes ☐ No	
		☐	☐ Yes ☐ No	
		☐	☐ Yes ☐ No	

6. Authority Employee / 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 following statements apply to you and/or agent? ☐ Yes ☒ No

With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

7. 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

- Class C3 Semi-detached family dwelling built circa 1930's pre-war period as a domestic family home ever since its original construction. etc

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

1. Detailed Drawings 1-9 inc
2. Existing / Proposed Block Plans,
3. Floor Plans, Elevation and a
4. 1:1250 site location plan edged Red
5. And a Class B.1.10 - Greenbelt

If you consider the existing, or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Class C3.

Information About The Proposed Use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Class B.

Is the proposed operation or use:

☐ Temporary

☒ Permanent

If temporary please give details:

/

Please state why you consider that a Lawful Development Certificate should be granted for this proposal:

The proposal as described in the B.T. schedule is described as the permitted Development having regard to Article 3, Schedule 2 Part 1, Class B. If the Town and Country Planning (General Permitted Development) England Order 2015, As amended and the material included should be similar to those of the existing house as required by condition A. 3(a) etc

8. Description Of Proposal

Does the proposal consist of, or include:

a) The carrying out of building or other operations?

☒ Yes

☐ No

If Yes to a, 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):

1. To create a self conversion in existing face bricks rear dormer / left conversion in existing materials as class 10. Permitted Development Qualifier below.

b) Change of use of the land or building(s)?

☐ Yes

☒ No

If Yes to b, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

If Yes to b, please describe fully the existing or the last known use, with the date this use ceased:

Has the proposal been started?

☐ Yes

☒ No

"Class-B. Permitted Development Qualifier"

- Property is not in a designated area ie Conservation area. Listed building and there are No planning restrictions on the property
- The volume of the proposed work to gable conversion and rear dormer extension to the roof will not exceed 50m³, allowance for semi-detached houses
- Extension s.t. the roof are NOT on front / principal elevation but on the side / rear elevation/s
- Materials used are to be similar in appearance to the existing
- No part of the extensions to be higher than the highest part of the roof of the existing house
- Side facing windows to the upper floors are to be obscure type glazed or frosted glass And Any opening part to the window shall be set at 1.7m above floor level.
- Rear dormer to be set back min 200mm from the eaves
- No raised verandahs, balconies, decking etc