



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

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)
382005	403613

Description

Applicant Details

Name/Company

Title

Dr

First name

Thomas

Surname

Cosnahan

Company Name

Address

Address line 1

147 Rectory Lane

Address line 2

Prestwich

Address line 3

Town/City

Manchester

Country

United Kingdom

Postcode

M25 1DH

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

A rear and side flat-roofed extension to a brick 1930s semi-detached house. The new extension will be used as a kitchen, utility room and side entrance. This will also create space within the existing house for an office. An extension was already built onto the back of the house by the previous owners (c. 1970s), which created an additional reception room. The proposed extension will extend 4 metres into the garden from the original house. This is approximately 2.2 metres further than the existing extension. The proposed side extension will be 1.1 metre, which allows for access to the rear of the property. There is currently a garage in the garden, which would need to be removed to build out to the proposed 4 metres, in order to allow enough space to access the rear from the front. The proposed extension would also require changes to the tiered garden at the back of the property, in order to allow enough space for a patio. There is a manhole cover for a drain in the current patio, which would need to be moved, as detailed in the Proposed Plan drawing. We wish the extension to be built in brick, the same as or complimentary to those in which the original house is built.

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:

Walls

Existing materials and finishes:

Brick

Proposed materials and finishes:

Brick, facing to match existing.

Type:

Roof

Existing materials and finishes:

Flat roof with rubber membrane on extension roof. Tiled pitched roof on original kitchen.

Proposed materials and finishes:

Flat roof with rubber membrane and pitched 'lantern' sky lights.

Type:

Doors

Existing materials and finishes:

Metal framed French door, UPVC plastic single side door.

Proposed materials and finishes:

UPVC patio doors. Timber composite single side door.

Type:

Windows

Existing materials and finishes:

UPVC plastic framed double glazing.

Proposed materials and finishes:

UPVC plastic framed double glazing

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

Drawing: 'Proposed Elevation 0127_B1_04_2000' details proposed brick work, windows and doors and roofing.

Drawing: 'Proposed plan 0127_B1_02_2000 H' further describes proposed roof - flat with 2 lantern skylights.

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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☒ Yes

☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Hedge H1 (6ft, Beech) on drawing "Existing Plan 0127_B1_02_1000 H" will be reduced in length by the size of the new extension as shown in the drawing "Proposed plan 0127_B1_02_2000 H". This hedge belongs the applicant, and is between the current gardens of the applicant and adjoining neighbour. It is regularly pruned in cooperation with the neighbour and maintained at 6 feet tall.

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

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

NA

Number:

00

Suffix:**Address line 1:**

NA

Address Line 2:

NA

Town/City:

NA

Postcode:

NA

Date notice served (DD/MM/YYYY):

17/06/2022

Person Family Name:

Person Role

☒ The Applicant☐ The Agent

Title

Dr

First Name

Thomas

Surname

Cosnahan

Declaration Date

20/06/2022

☒ Declaration made**Declaration**

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Tom Cosnahan

Date

21/06/2022