



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)
380596	413515

Description

Applicant Details

Name/Company

Title

Mr

First name

Myles

Surname

Davies

Company Name

Address

Address line 1

West Bank

Address line 2

680 Walmersley Road

Address line 3

Town/City

Bury

County

Country

United Kingdom

Postcode

BL9 6RN

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 Proposed Works

Please describe the proposed works

Hello,

The proposal of works at 680 Westbank House on Walmersley road is to replace the failed existing porch. The decomposing, aging front porch was attached to the 1897 Victorian Westbank House and was not original to the property. The existing porch was made mostly of brick and timber and in a state of disrepair. All the single pane windows had failed/ cracked, the door was rotting and the collapsing roof timbers required immediate attention. The front porch became unusable, unsafe, non-energy efficient and ultimately unusable. This was a huge inconvenience for our family where both pushchair and wheelchair access is required.

The new porch design has been carefully designed to remain in keeping with the Victorian era. We have spent a lot of time researching the local area and wider areas across Manchester to ensure we respected the historic features. When researching what would be in keeping with Westbank House we took notes from Victorian properties along Walmersley road noting arch windows, arched entrances and coping details to match bay windows.

We have successfully managed to reuse 80% of the original materials from the original porch. These include all the existing Accrington red bricks, york stone lintels and york stone step. We took extra efforts to ensure the additional Accrington bricks were locally sourced and matched to Westbank House along with a reclaimed Victorian stone arch. As per the new porch design you will see the new stone door arch and roof coping design has been matched to the existing stone detail (stone bays referenced in the pictures). In relation to the reclaimed stone arch this is part of the rationale for increasing the porch height.

The entrance gates have been moved centrally, simply for better wheelchair and pram access. Its a much simpler entrance with less steps making access much easier due to years of struggle with the side gate and steps. We have used 100% of the materials including the stone posts and metal gate.

Aims;

- To take down failed old porch/ health and safety risk
- To stop cold air and damp coming through the properties entrance
- To rebuild a more energy efficient porch/ help with heat retention
- To rebuild a porch which would maintain Victorian features in keeping with the house
- To reuse as many materials as possible
- To improve storage for wheelchair and prams
- To improve access for wheelchair and prams

High-level summary;

Old porch size L 1900, W 2000, H 3600

Roof type - pitched timber / slate

Brick - accrington brick

Stone window lintels

Windows - single pane stained glass / Pilkington glass

Door - timber Victorian style 4 panel door

New porch size L 1920, W 2530, H 4200

Roof type - flat fibre glass roof with stone coping detail

Stone window lintels

Stone arch

Stone roof coping detail (design to match bay window design)

Windows - double upvc glazed windows

Door - Victorian style 4 panel door design (utilising existing inner front door)

Has the work already been started without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

09/12/2023

Has the work already been completed 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:

Roof

Existing materials and finishes:

Pitched roof constructed of timber and slate roof

Proposed materials and finishes:

Fibre glass style flat roof with stone coping edge to match exiting window bays

Type:

Walls

Existing materials and finishes:

red accrington brick with york stone window lintels

Proposed materials and finishes:

New porch will be utilising all the exiting red accrington brick and stone window lintels. Additional accrington brick has been sourced locally from reclaimed brick yard. double skin wall inner breeze block outer - red accrington bricks

Type:

Windows

Existing materials and finishes:

single pain victorian leaded glass single pain pilkington glass

Proposed materials and finishes:

double glazed glass and UPVC windows

Type:

Doors

Existing materials and finishes:

4 panel timber door

Proposed materials and finishes:

new existing inner 4 panel victorian re-enforced timber door will be used on the new porch. The existing inner door will be replaced with a upvc all glass door to allow light through into the hall

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

red accrington brick boundary wall original york stone gate pillars and iron gate.

Proposed materials and finishes:

red accrington brick boundary wall original york stone gate pillars and iron gate (moved to the left for centre entrance)

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

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.

Front laurel hedge 1.5m centre gap removed to allow for new centre entrance - See pics

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

yes 1.5 metres

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

existing gate entrance from the left has been re-located to the centre on the same boundary wall

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

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):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

680 Walmersley Road

Date (must be pre-application submission)

16/01/2024

Details of the pre-application advice received

Advised to apply for retrospective planning due to the new proposed height of the porch - Exceeds the 3.0m standard

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

Myles

Surname

Davies

Declaration Date

21/01/2024

☒ 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

Myles Davies

Date

23/01/2024