

Application for prior approval of a proposed: New dwellinghouses on detached blocks of flats

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A

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If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address

Title:	Mr	First name:	Andrew
Last name:	Broadhurst		
Company (optional):	Zagora Management Ltd		
Unit:		Number:	
Suffix:			
Building name:	Derwent House		
Address 1:	Waterfold Business Park		
Address 2:	Waterfold		
Address 3:			
Town:	Bury		
County:	Lancashire		
Country:	UK		
Postcode:	BL9 7BR		

2. Agent Name and Address

Title:	Mr	First name:	Jason
Last name:	Towriess		
Company (optional):	Cobe Consulting Ltd		
Unit:		Number:	
Suffix:			
Building name:	Derwent House		
Address 1:	Waterfold Business Park		
Address 2:	Waterfold		
Address 3:			
Town:	Bury		
County:	Lancashire		
Country:	UK		
Postcode:	BL9 7BR		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:		Suffix:	
Building name:	New Lawrence House				
Address 1:	2 Shawheath Close				
Address 2:	Manchester				
Address 3:					
Address 4:					
Postcode:	M15 4TR				

4. Eligibility

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class M, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

☐ 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.

Above ground level, is the current building less than 3 storeys in height?

☐ 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.

Was the current building constructed between 1 July 1948 and 5 March 2018?

☒ 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 proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

☒ 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.

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or

- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

☐ 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.

Will all the proposed new dwellinghouses be flats (i.e. separate and self-contained premises constructed for use for the purposes of a dwellinghouse)?

☒ 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.

Would the proposed extended building's:

- height exceed 30 metres (as measured from ground level to the highest part of the roof, not including plant); or

- roof be more than 7 metres higher than the highest part of the existing roof (not including plant, in each case)

☐ 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.

4. Eligibility (continued)

Will any proposed engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses include:

- provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- anything other than works within the existing curtilage of the building to strengthen existing walls; strengthen existing foundations; or install or replace water, drainage, electricity, gas or other services;

☐ 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.

Will any works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses include:

- Installation of plant where none currently exists; or
- Increasing the height of any installed plant (i.e. as measured before and after from the lowest surface of the roof on the principal part of the building)

☐ 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.

Will any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases) extend beyond the curtilage of the existing building?

☐ 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.

Will any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses:

- extend beyond the curtilage of the existing building;
- be situated on land forward of a wall forming the principal elevation of the existing building; or
- be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building

☐ 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.

Is any part of the land or site on which the building is located:

- article 2(3) land;
- a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

☐ 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.

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ 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.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- details of any dwellinghouse and other works proposed
- the external appearance of the building
- details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The proposals are to provide a two storey rooftop extension which will provide 36no 1& 2 bed room apartments in addtion to the existing 104 No units currently on site. The extension will be formed of a lightweight framed structure with flat roof over and utilise a pallet of materials that will compliment the existing elevational finishes to the building which include insulated render together with T&G class A2 rated aluminium cladding in a range of timber effect and anthracite finishes.

The building will be set back from the main elevations which front onto the existing highway network to mitigate any impact upon the surrounding areas.

The elevations will be punctuated with large window openings with an anthracite finsh to mirror the exisitng fenestration, oversize windows have been adopted to minimise the visual impact and to also maximise natural daylight levels with the new units. Typically the lounge/ kitchen / dining areas have a window area which ranges from 20-33% of the floor area of the room with the majority being around 22%, in the main bedroom the window areas range between 18-34% of the floor area of the room and to the second bedrooms the window area ranges from 17-27% of the floor area of the room with the majority to both these rooms being over 20%

The location of the proposed extension over the main body of the building will not impact on the daylighting levels within the existing units

5. Description of Proposed Works, Impacts and Risks (continued)

What will be the net increase in dwellinghouses: 36

Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building.

Please provide details of any transport and highways impacts and how these will be mitigated:

The original approved scheme was for 139No units with 89No car parking spaces, the current scheme that has been constructed provides 104No units, our proposals will give a total of 140 units which is one unit above the previously approved scheme with the number of car parking spaces remainig the same at 89No therefore as the proposed scheme offers basically the same level of accomodation and parking as the previously approved scheme we believe there will be no negative impact upon the surrounding highways and transport therfore no mitigation measures are required.

Please provide details of any air traffic and defence asset impacts and how these will be mitigated:

None will be affected by the proposals

Please provide details of any contamination risks and how these will be mitigated:

There are no contamination risks presented by the proposals

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

The site is not within an identified flood zone

Please provide details of the impacts on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light and how these will be mitigated:

Please refer to drawing No C1518-PD13 which shows the street scene elevations together with the 45 degree angle of influence from the existing and proposed elevations, the proposed extension will have little impact upon the elevations containing primary wndows and minimal impact upon the elevations which contain secondary windows

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.
Note that these are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

The building does not affect any protected views.

5. Description of Proposed Works, Impacts and Risks (continued)

(From 30 December 2020) If the existing building is 18 metres or more in height, please provide details regarding the fire safety of the existing building’s external wall construction (you will also need to provide a professional report confirming compliance with Building Regulations for External Fire Spread, see checklist section below)

The existing building is under 18m in height

6. List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building
(either in the fields below or as a supporting document)

Address 1:	A supporting document has been provided with a full schedule of the postals address for the existing apartments
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Address 6:	
Address 7:	
Address 8:	
Address 9:	
Address 10:	

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

7. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed. ☒

The correct fee ☒

(From 30 December 2020) If the existing building is 18 metres or more in height, a report from a chartered engineer or other competent professional confirming that the external wall construction of the existing building complies with paragraph B4(1) of Schedule 1 to the Building Regulations 2010 (as amended). ☐

Floor plans indicating the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the existing and proposed elevations of the building. ☒

A plan indicating the site and showing the proposed development. ☒

All plans should be drawn to an identified scale and show the direction of North.

Plans can be bought from the Planning Portal's accredited supplier:

<https://www.planningportal.co.uk/buyaplanningmap>

8. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

9. Applicant Contact Details

Telephone numbers

Country code: National number: Extension:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

10. Agent Contact Details

Telephone numbers

Country code: National number: Extension:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address: