

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 12/12/2025	Ref: 72642/LDCP
Registration: 12/12/2025	LDFC:	Expiry Date: 06/02/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level:
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed single storey side extension

Location: 149 St Anns Road, Prestwich, Manchester, M25 9QL

Description

Lawful development certificate for a proposed single storey side extension.

The application property is a semi-detached dwelling on the south-eastern side of St Ann's Road. The proposal would project a maximum of approximately 1.6m from the original side elevation of the property. Towards the rear, it would project 1.2m from the original side elevation. The proposed would extend 1.8m in length and would incorporate a pitched roof, 3.1m to the ridge and 2.6m to the eaves.

Relevant Planning History

None

Publicity

N/A

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

The proposed will be assessed using the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2 Part 1 (Class A) legislation.

The dwelling is not Listed nor is it in a Conservation Area.

There is no enforcement and the proposed development would be on land wholly owned or controlled by the applicant.

Permitted Development rights have not been removed.

The proposal would not take up more than 50% of the area of the curtilage, not including the area of the dwelling.

The side extension would not be wider than half the width of the original dwelling.

The proposed development would not extend beyond a wall which forms the principal or a side elevation of the original dwelling and fronts a highway.

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The overall height of the proposal would not exceed four metres and the height to the eaves would not exceed three metres.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal as described in the First Schedule, is deemed to be 'Permitted Development' having regard Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse as required by condition A.3(a) of Article 3 Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

<u>Case Officer</u> CO 12/12/2025	<u>Date</u>	<u>Sign off Officer</u> DM 19/12/2025	<u>Date</u>
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