

DELEGATED REPORT

Report by Jane Langan	Date of report: 07/05/2026	Ref: 73069/LDCP
Registration: 08/04/2026	LDfC:	Expiry Date: 03/06/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed part replacement of existing lean-to utility space and a single storey bay window to adjoining ground floor bedroom.

Location: 278 Ainsworth Road, Bury, BL8 2LT

Description

Lawful development certificate for proposed part replacement of existing lean-to utility space and a single storey bay window to adjoining ground floor bedroom.

Relevant Planning History

8/73/1087 - Extension at rear - A 21/09/73

Publicity

None.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

Issues and Analysis

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

Part replacement of existing lean-to utility; Single storey bay window

The rear extended utility would not extend beyond the original rear wall of the dwelling by more than three metres.

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

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

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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, Classes A and D 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

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	07/05/26	DM	08.05.2026