

DELEGATED REPORT

Report by Sam Summers	Date of report: 10/03/2025	Ref: 71488/LDCE
Registration: 06/01/2025	LDFC:	Expiry Date: 03/03/2025
Site Visit: 06/03/2025	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 existing outbuilding at rear

Location: 5 Hackney Close, Radcliffe, Manchester, M26 4UG

Description

Lawful development certificate for existing outbuilding at rear of two storey detached dwellinghouse.

Relevant Planning History

70519 - Single storey rear extension and garage conversion including change from garage door to window with new vaulted roof - Approve with Conditions 10/04/2024

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

The building is not listed nor in a conservation area.

The building has not had its permitted development rights removed.

The total area of ground covered by buildings, enclosures and containers within the curtilage would not exceed 50% of the curtilage.

The building would not be situated on land located forward of the principal elevation of the original dwellinghouse.

The building would only have a single storey.

The outbuilding would not be within 2m of the boundary.

The outbuilding would have a dual pitched roof and the total height would not exceed 4 metres.

The height of the eaves of the building would not exceed 2.5 metres.

It would not include the construction or provision of a verandah, balcony or raised platform.

With regard to the above the proposed outbuilding is permitted development in that it complies with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The existing development, described in the First Schedule, is deemed to be 'Permitted Development' having regard to Article 3, Schedule 2, Part 1, Class E 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>
SS	10/03/2025	DM -	10/03/2025