

DELEGATED REPORT

Report by Sam Summers	Date of report: 10/03/2025	Ref: 71512/LDCP
Registration: 14/01/2025	LDFC:	Expiry Date: 11/03/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful Development Certificate for proposed hip-to-gable roof enlargement, rear dormer/loft conversion and rooflights at front

Location: 78 Countess Lane, Radcliffe, Manchester, M26 3NH

Description

Lawful Development Certificate for proposed hip-to-gable roof enlargement and rear dormer addition/loft conversion and rooflights at front to two storey semi-detached brick and tile dwellinghouse

Relevant Planning History

69732 - Single storey front, side (to include garage) and rear extension - Approve with Conditions 14/07/2023

70437 - Single storey extension at front/side/rear to form family annexe ancillary to existing dwelling - Approve with Conditions 22/02/2024

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

Hip-to-Gable and Dormer

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

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

Permitted Development Rights have not been removed and the proposed development combined with any other development would not take up more than 50% of the area of the curtilage (not including the footprint of the original dwelling).

There has been an extension to the roof space of the building which increased the roof space by approximately 7m³.

Development would not extend the plane of the roof towards a highway.

The proposed roof extensions would not be higher than the highest part of the original roof.

The volume of the proposed roof extension from a hip to a gable would be 16.18m³.(cubic metres).

The volume of the proposed rear dormer extension would be 26.29m³, making a total volume of 42.47m³, the total allowable being 50m³.

The proposed dormer extension would be set back from the eaves by more than 200mm.

The proposed upper floor window in the side elevations would be obscure galzed and non-openable unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Rooflights

The proposed rooflights to the front roof slope would not protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof. It would not be higher than the highest part of the original roof.

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

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal, described in the First Schedule, is deemed to be 'Permitted Development' having regard to Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in that it falls within the limitations Part 1 Classes B and C.
- 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 B.2(a) of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3 The window located on the side elevation must be -

(a) obscure glazed; and

(b) non-opening unless the parts of the window which can be opened are more than 1.70 metres above the floor of the room in which the window is installed.

As required by condition C.2(a) and (b) 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