

DELEGATED REPORT

Report by Sam Summers	Date of report: 22/10/2024	Ref: 71150/LDCP
Registration: 09/09/2024	LDFC:	Expiry Date: 04/11/2024
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: DEL
		Stat Class: HOUS

Proposal: Lawful development certificate for proposed single storey rear extension and loft conversion with rear dormer, front roof slope windows and flank wall windows

Location: 205 Stand Lane, Radcliffe, Manchester, M26 1JJ

Description

Lawful development certificate for proposed single storey rear extension and loft conversion with rear dormer, front roof slope windows and flank wall windows to two storey terraced dwellinghouse.

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

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.

Single storey rear extension

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

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

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.

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

Window in side elevation

The upper floor window will be obscure glazed and non opening below 1.7m from floor level.

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.

Rear Dormer

The development would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway.

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

There have been no previous extensions to the roofspace of the dwelling.

The volume of the proposed rear dormer extension would be 29.37m³, the total allowable being 40m³.

The proposed dormer extension would be set back from the eaves by not less than 200mm.

There are no side windows proposed in the dormer.

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

Rooflight

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 A, 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 edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 200mm from the eaves of the original roof. As required by condition B.2(b) of Part 1 Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	22/10/2024	DM -	24/10/2024