

DELEGATED REPORT

Report by Sam Summers	Date of report: 29/11/2023	Ref: 69946/LDCP
Registration: 31/07/2023	LDFC:	Expiry Date: 25/09/2023
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 replacement of an existing polycarbonate roof with a new monopitch, insulated tiled roof to an existing conservatory (constructed more than 4 years ago), including replacement of existing uPVC windows with some brickwork panels and enlargement of an existing glazed door arrangement to include bi-folding doors. All materials to match existing to the house including concrete tiles to proposed roof.

Location: 7 Salmsbury Hall Close, Ramsbottom, Bury, BL0 9FG

Description

Lawful development certificate for proposed replacement of an existing polycarbonate roof with a new monopitch, insulated tiled roof to an existing conservatory (constructed more than 4 years ago), including replacement of existing uPVC windows with some brickwork panels and enlargement of an existing glazed door arrangement to include bi-folding doors. All materials to match existing to the house including concrete tiles to proposed roof.

Relevant Planning History

64501 - Erection of 1 no. dwelling and detached garage - Withdrawn by Applicant
24/09/2019
64778 - Erection of 1 no. dwelling and detached garage - Approve with Conditions
18/12/2019
68631 - Erection of 1 no. dwelling - Approve with Conditions 22/12/2022

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

The dwelling is not Listed nor in a Conservation Area.

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

Permitted Development Rights have not been removed.

There would be no increase in footprint from the existing extension.

The change in materials of the extension and inclusion of bifold doors would not constitute development and as such would be lawful.

The proposed replacement roof would be lower than existing and would reduce the volume of the roof, as such would not be considered an extension to the property, it would therefore constitute an alteration or improvement to the dwellinghouse under Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such would be lawful.

Having regard to the above the existing development would be lawful as it complies with the limitations of Part 1 Class A of The town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	29/11/2023		