

DELEGATED REPORT

Report by Sam Summers	Date of report: 07/05/2025	Ref: 71717/LDCP
Registration: 13/03/2025	LDFC:	Expiry Date: 08/05/2025
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 rear extension to dwelling and detached store

Location: Dearden Fold Cottage, Bury Old Road, Ainsworth, Bolton, BL2 5PL

Description

Lawful development certificate for proposed single storey extension at rear and detached outbuilding at rear

Relevant Planning History

71390 - Certificate of existing lawful use to confirm the extent of lawful garden land associated with the dwelling known as Dearden Fold Farm Cottage
- Lawful Development 03/03/2025

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

OL1/1 Designation of Green Belt

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.

Rear Extension

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

The proposed development would not extend beyond a wall which forms the principal or a

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side elevation of the original dwelling and fronts a highway.

The overall height of the proposal would not exceed four metres.

The height to the eaves would not exceed three metres.

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.

Outbuilding

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 exceed 2.5 metres in height.

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 proposal as described in the First Schedule, is deemed to be 'Permitted Development' having regard Article 3, Schedule 2, Part 1, Classes A and E 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>
SS	07/05/2025		