

DELEGATED REPORT

Report by Sam Summers	Date of report: 15/07/2024	Ref: 70695/LDCP
Registration: 29/05/2024	LDFC:	Expiry Date: 24/07/2024
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 detached outbuilding to be constructed under Class E - provision of buildings and other development on land surrounding the house.

Location: 121 Simister Lane, Prestwich, Manchester, M25 2SA

Description

Lawful development certificate for proposed detached outbuilding to be constructed under Class E - provision of buildings and other development on land surrounding the house.

Relevant Planning History

69173 - Certificate of lawfulness for use of existing outbuilding as annexe to existing dwellinghouse (Class E) - Lawful Development 09/06/2023

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.

As part of application 69173 the land in question was confirmed as residential curtilage and as such has permitted development rights attached to it

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:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	15/07/2024	DM -	15/07/2024