

DELEGATED REPORT

Report by Sam Summers	Date of report: 20/12/2023	Ref: 70264/GPDE
Registration: 20/11/2023	LDfC: 20/12/2023	Expiry Date: 01/01/2024
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for proposed single storey rear extension

Location: Forest Cottage, Wood Road Lane, Summerseat, Bury, BL9 5PZ

Description

Prior approval for proposed single storey 6.20 metre rear extension to a detached stone and slate two storey dwellinghouse.

Relevant Planning History

70075 - Prior approval for proposed single storey rear extension - Prior Approval Required Refused 24/10/2023

Publicity

Letter dated 28th December 2023 to adjoining neighbours. No objections received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

Unless a formal written objection is received from any of notified addresses as prescribed by the regulations, within the prescribed 21 days following the date of such notification prior approval will not be required as the proposed development complies with all the limitations and conditions of Part 1 Class A of the GPDO (as amended).

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 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 eight metres.

The previous application was refused as the council considered the proposal to be extending beyond the primary elevation. The applicant has submitted a statement explaining that the proposal would be extending beyond the rear elevation including a

sworn affidavit submitted by the applicant. Given this evidence the council now considers that 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.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Recommendation: Prior Approval Not Required

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	20/12/2023		