

DELEGATED REPORT

Report by Mark Kilby	Date of report: 04/12/2020	Ref: 66052/LDCP
Registration: 12/10/2020	LDFC:	Expiry Date: 07/12/2020
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: OTHS

Proposal: Proposed lawful development certificate for single storey rear extension up to 3m in depth with eaves height of less than 3m alongside box dormer loft conversion.

Location: 4 Maple Grove, Prestwich, Manchester, M25 3DQ

Description

An application for a lawful development certificate for a proposed single storey rear extension and rear dormer extension to a two storey semi-detached brick and tile dwellinghouse.

Relevant Planning History

None.

Publicity - None.

Statutory/Non-Statutory Consultations - None.

Pre-start Conditions - None.

Unitary Development Plan and Policies

Issues and Analysis

Single Story Rear Extension

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 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

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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.

Dormer Extension

There have been no previous roof extensions and development would not extend the plane of the roof towards a highway or form part of the principal elevation.

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

The volume of the proposed rear dormer extension would be 27.64m³, the total allowable being 50m³.

The proposed dormer extension would be set back from the eaves by more than 200 mm.

There are no side windows proposed.

Having regard to the above the proposed development would be lawful as it complies with the limitations of Part 1 Class B 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 and B.
- 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 conditions A.3(a) (for the proposed single storey rear extension) and B.2(a) (for the proposed rear dormer extension) of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3 Other than in a hip-to-gable enlargement, 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Mark Kilby	4/12/20	DM	07/12/20