

DELEGATED REPORT

Report by Sam Summers	Date of report: 01/11/2022	Ref: 68719/LDCP
Registration: 27/07/2022	LDFC:	Expiry Date: 21/09/2022
Site Visit: 10/10/2022	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: NONE
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed building for swimming pool and gym

Location: Wood Mill, Wood Road Lane, Summerseat, Bury, BL9 5QA

Description

Lawful development certificate for proposed building for swimming pool and gym

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary 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 height of the outbuilding would not exceed 4 metres and the outbuilding would not within 2 metres of the boundary.

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.

After a site visit it became clear that the area of land the outbuilding is proposed to be built upon would be considered part of the residential curtilage and would be in a use incidental to the enjoyment of the dwellinghouse as such

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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, Class E 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	01/11/2022		