

DELEGATED REPORT

Report by Sam Summers	Date of report: 05/04/2023	Ref: 69340/LDCP
Registration: 09/02/2023	LDFC:	Expiry Date: 06/04/2023
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed demolition of conservatory, Single storey side and rear extension and Porch to front

Location: 9 St Margarets Close, Prestwich, Manchester, M25 2LY

Description

Lawful development certificate for proposed demolition of conservatory, Single storey side and rear extension and Porch to front to a brick and tile detached two storey dwellinghouse.

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

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 proposal would not take up more than 50% of the area of the curtilage, not including the area of the dwelling.

Single storey extension at side

The side extension would not be wider than half the width of the original dwelling.

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.

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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.

Single storey extension at rear

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

Porch

The porch would have a height of 3.00m and as such would not exceed the height limit of 3.00m and would not exceed the area limit of 3m² and would not be within 2.00m of the highway.

Having regard to the above the proposal would be lawful as it would not exceed limitations under D.1 of Part 1 Class D 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 D of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 With regard to the single storey side and rear extensions 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	05/04/2023	HL	05/04/23