

DELEGATED REPORT

Report by Mo Warsame	Date of report: 03/09/2025	Ref: 72152/LDCP
Registration: 14/07/2025	LDFC:	Expiry Date: 08/09/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	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 the proposed demolition of the existing garage, the removal of existing front porch and the removal of the rear bay window followed by the construction of a single storey side extension along with alterations to fenestrations.

Location: 71 Agecroft Road West, Prestwich, Manchester, M25 9RF

Description

Lawful development certificate for the proposed demolition of the existing garage, the removal of existing front porch and the removal of the rear bay window followed by the construction of a single storey side extension along with alterations to fenestrations.

Relevant Planning History

None.

Publicity

N/A

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
SPD11	Parking Standards in Bury

Issues and Analysis

The dwellinghouse is not listed nor in a conservation area.
There is no enforcement and the development would take place on land wholly owned or controlled by the applicant.

The dwellinghouse has not had permitted development rights removed.

The proposed development would not exceed 50% of the curtilage excluding the original dwellinghouse.

The proposed development would not encroach out of the curtilage.

The proposed development would project less than the 4 metres allowed from the original rear wall and meet the requirements in the case of a detached dwellinghouse.

The proposed development would not extend beyond the principal elevation.

The proposed development would not exceed the height of the eaves of the existing dwellinghouse.

The height of the proposed development would not exceed 4 metres.

The height of the eaves would not exceed 3 metres.

Regard to the above the proposed development would be lawful as it complies with the limitations of Part 1 Class A of The town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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) (Amendment) (No.2) (England) Order 2008 in that it falls within the limitations Part 1 Class 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 condition B.2(a) of The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	03/09/2025	DM -	04/04/2025