

DELEGATED REPORT

Report by Sam Summers	Date of report: 10/09/2025	Ref: 72125/LDCP
Registration: 02/07/2025	LDfC:	Expiry Date: 27/08/2025
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: NREQ

Proposal: Lawful development certificate for proposed replacement of pitched roof with flat roof on existing rear extension

Location: 102 Gardner Road, Prestwich, Manchester, M25 3JE

Description

Lawful development certificate for proposed replacement of pitched roof with flat roof on existing rear extension

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

The proposal is an amendment to the roof of an existing extension, it is proposed to change the roof from an existing mono pitched roof to a flat roof. The proposed roof would be lower in overall height than the overall existing roof with higher eaves and so would be considered an amendment or alteration to the dwellinghouse not requiring planning permission.

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 overall height of the roof would not exceed what is allowed under permitted development nor would the eaves exceed the limits within Class A

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.

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 A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 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 A.3(a) of Article 3 Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) (as amended) Order 2015.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	10/09/2025	DM -	10/09/2025