

DELEGATED REPORT

Report by Sam Summers	Date of report: 13/08/2024	Ref: 70865/LDCP
Registration: 19/06/2024	LDFC:	Expiry Date: 14/08/2024
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: HOUS

Proposal: Lawful development certificate for proposed conversion of existing garage to study; Existing garage door to be changed to a window.

Location: 2 Newlands Avenue, Radcliffe, Manchester, M45 7WR

Description

Lawful development certificate for proposed conversion of existing garage to study; Existing garage door to be changed to a window.

Relevant Planning History

57997 - Single storey/roof extension at side to create additional living accommodation; Alterations to roof at rear with Juliet balcony; single storey extension at side - Approve with Conditions 25/10/2014

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

The conversion of the garage to a habitable use is lawful as it does not constitute a material change of use and as such is not development within the meaning of Section 55 of The Town and Country Planning Act 1990 (as amended).

The alteration of the front elevation of the garage to replace the garage door with brickwork and new a window is lawful as it constitutes an improvement or other alteration of a dwellinghouse in accordance with Part 1, Class A to Schedule 2 of The Town and Country (General Permitted) (England) Order 2015 (as amended).

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The conversion of the garage to living accommodation, described in the First Schedule, is not deemed not to be constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and is therefore lawful.
- 2 The alterations to the front elevation of the dwelling 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	13/08/2024		