

## **DELEGATED REPORT**

|                                 |                                   |                                |
|---------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Sam Summers    | <b>Date of report:</b> 16/08/2024 | <b>Ref:</b> 70885/LDCP         |
| <b>Registration:</b> 26/06/2024 | <b>LDFC:</b>                      | <b>Expiry Date:</b> 21/08/2024 |
| <b>Site Visit:</b> 15/08/2024   | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b>              | <b>Con Area:</b> N/A              | <b>Adv Type:</b> NONE          |
| <b>Reason for Delay:</b>        |                                   | <b>EIA:</b> NA                 |
| N/A                             |                                   | <b>Dec Level:</b> DEL          |
|                                 |                                   | <b>Stat Class:</b> NREQ        |

**Proposal:** Lawful development certificate for proposed rear dormer and rear single storey extension

**Location:** 20 Bradley Fold Road, Radcliffe, Bolton, BL2 5QD

### **Description**

Lawful development certificate for proposed rear dormer and rear single storey extension

### **Relevant Planning History**

62431 - Prior notification of proposed demolition of garage block  
- Prior Approval Required and Granted 13/03/2018  
68667 - Erection of 1 no. dwelling - Approve with Conditions 20/12/2023

### **Publicity**

None

### **Statutory/Non-Statutory Consultations**

None

**Pre-start Conditions** - None

### **Development Plan and Policies**

### **Issues and Analysis**

After visiting the site it was confirmed that the building approved under 68667 has not yet been built. As there is currently no property in place there are no householder permitted development rights.

As such a lawful development certificate cannot be issued for the proposal.

**Recommendation:** Refuse

### **Conditions and Reasons:**

- 1 The proposal, described in the First Schedule, is considered to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and is **not** deemed to be 'Permitted Development' as the property in question has not yet been built. The proposed development **will** therefore require the submission of a formal planning application.

| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
|---------------------|-------------|-------------------------|-------------|
| SS                  | 16/08/2024  | DM -                    | 16/08/2024  |