

DELEGATED REPORT

Report by Sam Summers	Date of report: 11/04/2022	Ref: 68077/LDCP
Registration: 14/02/2022	LDFC:	Expiry Date: 11/04/2022
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 garden building

Location: 12 Linden Avenue, Ramsbottom, Bury, BL0 0AW

Description

Lawful development certificate for proposed garden building

Relevant Planning History

50310 - SINGLE STOREY EXTENSION AT REAR - Withdrawn by Applicant 17/09/2008
50522 - SINGLE STOREY EXTENSION AT REAR. - Approve with Conditions 17/10/2008
13/0377 - Large detached building in garden - 20/08/2013

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

The building is not listed nor in a conservation area.

The building has not had its permitted development rights removed.

The total area of ground covered by buildings, enclosures and containers within the curtilage would not exceed 50% of the curtilage.

The building would not be situated on land located forward of the principal elevation of the original dwellinghouse.

The building would only have a single storey.

The would be within 2 metres of the boundary and would have a maximum overall height of 2.5 metres.

It would not include the construction or provision of a verandah, balcony or raised platform.

With regard to the above the proposed outbuilding is permitted development in that it complies with Schedule 2, Part 1, Class E 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 E 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	11/04/2022		