

DELEGATED REPORT

Report by Sam Summers	Date of report: 02/12/2021	Ref: 67753/LDCP
Registration: 03/11/2021	LDfC:	Expiry Date: 29/12/2021
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: OTHS

Proposal: Lawful development certificate for proposed timber framed rear dormer clad with UPVC panels.

Location: 16 Kennedy Drive, Bury, BL9 8PN

Description

Lawful development certificate for proposed timber framed rear dormer clad with UPVC panels.

Relevant Planning History

66663 - Single storey front, side and rear extension - Approve with Conditions 28/05/2021

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

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.

There have been no previous roof extensions and development would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

The proposed roof extensions would not be higher than the highest part of the original roof.

The volume of the proposed roof extension would be 36.67m³ (cubic metres), the total allowable being 50m³.

The proposed dormer extension would be set back from the eaves by not less than 200mm.

There are no side windows proposed.

Having regard to the above the proposed development would be lawful as it complies with

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the limitations of Part 1 Class B of The town and Country Planning (General Permitted Development) (England) Order 2015.

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) (England) Order 2015 in that it falls within the limitations of 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) (England) Order 2015.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	02/12/2021	DM	03/12/2021