

DELEGATED REPORT

Report by Sam Summers	Date of report: 08/11/2023	Ref: 70049/LDCP
Registration: 31/08/2023	LDFC:	Expiry Date: 26/10/2023
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 front porch addition, replacement/new windows and patio doors to rear elevation and loft conversion without dormer

Location: 16 Pine Grove, Prestwich, Manchester, M25 3DR

Description

Lawful development certificate for proposed front porch addition, replacement/new windows and patio doors to rear elevation and loft conversion without dormer

Relevant Planning History

None

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.

The proposal would not take up more than 50% of the area of the curtilage, not including the area of the dwelling.

Front Porch

The porch would have a height of 3.00m and as such would not exceed the height limit of 3.00m and would not exceed the area limit of 3m² and would not be within 2.00m of the highway.

Having regard to the above the proposal would be lawful as it would not exceed limitations under D.1 of Part 1 Class D of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Replacement/new windows and patio doors to rear elevation

The above 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).

Loft conversion

The conversion of the loft 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).

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The alterations to the rear/side elevations and front porch as described in the First Schedule, are deemed to be 'Permitted Development' having regard Article 3, Schedule 2, Part 1, Class A and D of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
- 2 The conversion of the loft to living accommodation, described in the First Schedule, is not deemed not to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and is therefore lawful.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	08/11/2023		