

DELEGATED REPORT

Report by Mark Kilby	Date of report: 17/03/2023	Ref: 69264/LDCP
Registration: 20/01/2023	LDFC:	Expiry Date: 17/03/2023
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 dormer to rear of 23 Heapworth Avenue, Ramsbottom, BL0 9EH, with changes to existing openings in rear elevation.

Location: 23 Heapworth Avenue, Ramsbottom, Bury, BL0 9EH

Description

Application for a certificate of lawful development for a proposed rear dormer roof extension and alterations to window and door openings to rear elevation and the addition of obscure glazing to right hand front elevation window to a brick and tile semi-detached bungalow.

Relevant Planning History

Original planning application. Permitted development rights not removed.

Publicity

Not applicable.

Statutory/Non-Statutory Consultations - Not applicable.

Pre-start Conditions - Not applicable.

Unitary Development Plan and Policies

Issues and Analysis

There have been no extensions to the main roof of this dwellinghouse or other extensions. As such there is a full volume allowance of 50m³.

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.

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.

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The volume of the proposed rear dormer extension would be 33.32m³ (cubic metres).

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

There are no side windows proposed in any part of the roof extensions.

The alterations to window and door openings to rear elevation and the addition of obscure glazing to right hand front elevation window are considered to be other alterations to the dwellinghouse permitted by Part 1 class A of the General Permitted Development Order.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Classes A and B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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 (as amended) in that it falls within the limitations Part 1 Classes A and 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 (as amended).
- 3 Other than in a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 200mm from the eaves of the original roof. As required by condition B.2(b) of Part 1 Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Mark Kilby	17/3/23	DM	17/03/23