

DELEGATED REPORT

Report by Joss Simpson	Date of report: 02/02/2026	Ref: 72768/LDCP
Registration: 20/01/2026	LDfC:	Expiry Date: 17/03/2026
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 single storey extension on the dwelling's original rear elevation

Location: 1 Hazelhurst Close, Ramsbottom, Bury, BL0 9FB

Description

Lawful development certificate for proposed 3.60m single storey rear extension to detached brick and tile dwelling.

Relevant Planning History

72769 - To replace an existing single storey extension on the dwelling's front elevation - Householder application awaiting validation

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not Relevant

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.

The proposal would not extend beyond the rear wall of the original dwelling by more than than four metres.

The proposed development would not extend beyond a wall which forms the principal or a side elevation of the original dwelling and fronts a highway.

The overall height of the proposal would not exceed four metres.

The height to the eaves would not exceed three metres.

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

Recommendation: LAWFUL

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JS	02/02/26	DM	09.02.2026