

DELEGATED REPORT

Report by Sam Summers	Date of report: 10/01/2022	Ref: 67844/GPDE
Registration: 29/11/2021	LDFC: 21/12/2021	Expiry Date: 10/01/2022
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay:		EIA: N
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for proposed single storey rear extension

Location: 1 Charlbury Avenue, Prestwich, Manchester, M25 0FJ

Description

Prior approval for proposed single storey rear extension to two storey brick and tile semi detached dwellinghouse

Relevant Planning History

67212 - Two storey/first floor extension at side/rear and single storey extension at rear - Refuse/Refused 06/10/2021

67836 - First floor extension at rear - Approve with Conditions 06/01/2022

Publicity

Letters sent 30/11/2021 - No responses received

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Applicant/Agent [Not relevant/has/has not] agreed with pre-start conditions

Unitary Development Plan and Policies

Issues and Analysis

Unless a formal written objection is received from any of notified addresses as prescribed by the regulations, within the prescribed 21 days following the date of such notification prior approval will not be required as the proposed development complies with all the limitations and conditions of Part 1 Class A of the GPDO (as amended).

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 six metres.

The proposed development would not extend beyond a wall which forms the principal or a

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side elevation of the original dwelling and fronts a highway.

The overall height of the proposal would not exceed four metres and the height to the eaves would not exceed three metres.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Recommendation: Prior Approval Not Required

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	10/01/2022	DM	10/01/2022