

**DELEGATED REPORT**

|                                 |                                   |                                |
|---------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Sam Summers    | <b>Date of report:</b> 19/04/2023 | <b>Ref:</b> 69379/LDCP         |
| <b>Registration:</b> 23/02/2023 | <b>LDFC:</b>                      | <b>Expiry Date:</b> 20/04/2023 |
| <b>Site Visit:</b>              | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b>              | <b>Con Area:</b> N/A              | <b>Adv Type:</b> N/A           |
| <b>Reason for Delay:</b><br>N/A |                                   | <b>EIA:</b> NA                 |
|                                 |                                   | <b>Dec Level:</b> DEL          |
|                                 |                                   | <b>Stat Class:</b> NREQ        |

**Proposal:** Lawful development certificate for proposed extension of a rear dormer following the demolition of the existing dormer

**Location:** 83 Newington Drive, Bury, BL8 2DZ

**Description**

Lawful development certificate for proposed extension of a rear dormer following the demolition of the existing dormer

**Relevant Planning History**

None

**Publicity**

None

**Statutory/Non-Statutory Consultations**

None

**Pre-start Conditions** - None

**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.

The volume of the proposed rear dormer extension would be 36.26 m3 (cubic metres).

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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 proposal would be lawful as it falls within the limitations of Part 1 Class 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 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 (as amended).

| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
|---------------------|-------------|-------------------------|-------------|
| SS                  | 19/04/2023  | DM                      | 19/04/23    |