

DELEGATED REPORT

Report by Sam Summers	Date of report: 17/01/2024	Ref: 70263/LDCP
Registration: 20/11/2023	LDFC:	Expiry Date: 15/01/2024
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed change to the rear elevation of the dwelling involving the replacement of a first-floor window opening with a French window opening and associated safety railing.

Location: 10 Russell Street, Prestwich, Manchester, M25 1EQ

Description

Lawful development certificate for proposed change to the rear elevation of a semi-detached brick and tile two storey dwellinghouse. Involving the replacement of a first-floor window opening with a French window opening and associated safety railing.

Relevant Planning History

None

Publicity

None

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

Permission to use this dwellinghouse as a dwellinghouse was not granted by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of Schedule 2 (changes of use).

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 height of the part of the dwellinghouse being improved / altered does not exceed the height of the highest part of the roof of the existing dwellinghouse

The window improvement / alterations do not project forward of a wall which (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse.

The proposed development does not consist of or include the construction or provision of a verandah, balcony or raised platform

The materials to be used in the exterior work of the proposed development will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

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: LAWFUL

Conditions and Reasons:

- 1 The proposal as described in the First Schedule, is deemed to be 'Permitted Development' having regard Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 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 A.3(a) of Article 3 Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	17/01/2024		