

DELEGATED REPORT

Report by Mark Kilby	Date of report: 11/11/2020	Ref: 65987/LDCP
Registration: 02/10/2020	LDFC:	Expiry Date: 27/11/2020
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: OTHS

Proposal: Lawful development certificate for proposed 2 x hip-to-gable roof extension; 1 x rear dormer roof extension and proposed single storey side extension

Location: 5 Holmfield Avenue, Prestwich, Manchester, M25 0BH

Description

An application for a lawful development certificate for a proposed two hip-to-gable roof extensions, rear dormer extension and a single storey side extension.

Relevant Planning History

65573 - Demolition of existing dwelling and erection of 1 no. dwelling - RefuseRefused
11/08/2020

65988 - Prior approval for single storey rear extension -

15693 - Single storey side extension - Ap 19/4/84

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. 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.

Side extension

The side extension would not be wider than half the width of the original dwelling.

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 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 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Hip-to-gable and dormer extension

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 two roof extensions from a hip to a gable would be in total 37.80 m³ (cubic metres).

The volume of the proposed rear dormer extension would be 9.50 m³, making a total volume of 47.30m³, the total allowable being 50m³.

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.

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 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 conditions A.3(a) and 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).

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<u>Case Officer</u> Mark Kilby	<u>Date</u> 11/11/20	<u>Sign off Officer</u> DM	<u>Date</u> 19/11/20
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