

DELEGATED REPORT

Report by Mark Kilby	Date of report: 02/11/2020	Ref: 65988/GPDE
Registration: 02/10/2020	LDfC: 28/10/2020	Expiry Date: 13/11/2020
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for single storey rear extension

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

Description

A Prior Approval application for a larger home extension to detached brick and slate two storey 1920s built dwellinghouse.

The dwellinghouse is a typical single bay, in rectangular planform, inter war years dwellinghouse. It has a single storey rear extension, without any planning history but would appear according to historic ordnance survey maps to have been constructed in the late 20th century. It has a single storey attached garage at the side, again without any planning history, which does not appear on the 1948 ordnance survey map, but does appear on the 1959 survey which was published in 1961. As such the garage is not part of the original dwellinghouse. The garage has been further extended at single storey level along the side elevation under planning permission 15693. The existing garage and extension do not exceed 4 metres in height or have eaves that would exceed 3 metres in height.

The proposal would create a single storey extension along the full length of the side elevation which would include the existing garage and extension and would be less than half the width of the original dwelling. As such the proposed rear elevation would extend beyond the rear wall of the original dwelling by 5 metres and not 7.30 metres as suggested by the applicant as the rear wall of the extended garage is not the rear wall of the original dwelling.

Relevant Planning History

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

65987 - Lawful development certificate for proposed side extension; 2 x hip-to-gable roof extension; and 1 x rear dormer roof extension -

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

Publicity

Letter to adjoining addresses dated 8/10/20

Statutory/Non-Statutory Consultations - Not applicable.

Pre-start Conditions - Not applicable.

Unitary Development Plan and Policies

Issues and Analysis

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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 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.

The side element of the proposed extension would be more than half the width of the the original 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: Prior Approval Not Required

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Mark Kilby	2/11/20	DM	11/11/2020