

DELEGATED REPORT

Report by Sam Summers	Date of report: 11/04/2024	Ref: 70543/LDCP
Registration: 22/02/2024	LDFC:	Expiry Date: 18/04/2024
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed construction of a rear dormer within the roof space to provide an additional bedroom and construct a detached single storey shed in rear garden area

Location: 35 Outwood Road, Radcliffe, Manchester, M26 1AQ

Description

Lawful development certificate for proposed construction of a rear dormer within the roof space to provide an additional bedroom and construct a detached single storey shed in rear garden area.

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

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.

Class B -

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 roof extension would be 20.23m³.(cubic metres), 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.

Having regard to the above the proposed development would be lawful as it complies with the limitations of Part 1 Class B of The town and Country Planning (General Permitted Development) (England) Order 2015.

Class E -

The proposed outbuilding would not be forward of the principal elevation.

The proposed development would not exceed more than 50% of the area of the curtilage of the dwelling house (not including the area of the footprint of the original dwelling house).

The proposed detached outbuilding would within two metres of the boundary of the curtilage of the dwelling house. Its total height would not exceed 2.50 metres.

Having regard to the above the proposal would be lawful as it would comply with the limitations of Part 1 Class E 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, Classes B and E of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The materials used in any exterior work (rear dormer extension) 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	11/04/2024	DM	12/04/2024