

DELEGATED REPORT

Report by Sam Summers	Date of report: 20/05/2025	Ref: 71787/LDCP
Registration: 28/03/2025	LDFC:	Expiry Date: 23/05/2025
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 loft conversion and the installation of 2no. Velux to the rear roof pitch

Location: 186 Railway Street, Summerseat, Ramsbottom, Bury, BL9 5QB

Description

Lawful development certificate for proposed loft conversion and the installation of 2no. Velux to the rear roof pitch

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

The property is not listed nor is it in a conservation area

There is no enforcement and the applicant owns or controls all the land to which the application relates.

Permitted Development Rights have not been removed by way of an Article 4 Direction.

The alteration would not protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

The proposed roof lights would not result in the highest part of the alteration being higher than the highest part of the original roof.

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

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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 C 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	20/05/2025		