

DELEGATED REPORT

Report by Sam Summers	Date of report: 23/05/2024	Ref: 70572/LDCP
Registration: 08/03/2024	LDFC:	Expiry Date: 03/05/2024
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed outbuilding to provide garage, home office and gym

Location: 7 Arthur Lane, Radcliffe, Bolton, BL2 5PW

Description

Lawful development certificate for proposed outbuilding to provide garage, home office and gym

Relevant Planning History

54601 - Formation of horse exercise arena/manege - Approve with Conditions 08/12/2011
70142 - Conversion, extension and alteration of stable block to form 1 no. dwelling and demolition of associated outbuildings - Ongoing application
70227 - Demolish existing conservatory and replace with single storey rear extension - Approve with Conditions 08/01/2024

Publicity

No neighbour letters sent. 1 objection received - Worried about any new buildings within Greenbelt land which are readily convertible into separate dwellings.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

The building is not listed nor in a conservation area.

The building has not had its permitted development rights removed.

The total area of ground covered by buildings, enclosures and containers within the curtilage would not exceed 50% of the curtilage.

The building would not be situated on land located forward of the principal elevation of the original dwellinghouse.

The building would only have a single storey.

The outbuilding would not be within 2m of the boundary.

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The outbuilding would have a dual pitched roof and the total height would not exceed 4 metres.

The height of the eaves of the building would not exceed 2.5 metres.

It would not include the construction or provision of a verandah, balcony or raised platform.

With regard to the above the proposed outbuilding is permitted development in that it complies with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015

Response to objection - The land in question being Greenbelt is not relevant to this lawful development certificate. Any possible future conversion into a dwelling would require planning permission.

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 E 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	23/05/2024	DM	24/05/24