

Description

Lawful development certificate for proposed single storey rear extension and porch to front elevation

Relevant Planning History

69264 - Lawful development certificate for proposed dormer to rear of 23 Heapworth Avenue, Ramsbottom, BL0 9EH, with changes to existing openings in rear elevation. - Lawful Development 17/03/2023

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None**Unitary Development Plan and Policies**

<SQLDCPolicyComRep>

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.

The proposal would not take up more than 50% of the area of the curtilage, not including the area of the dwelling.

Rear Extension

The proposal would not extend beyond the rear wall of the original dwelling by more than than three 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.

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.

Porch

The porch would have a height of 3.00m and as such would not exceed the height limit of 3.00m and would not exceed the area limit of 3m² and would not be within 2.00m of the highway.

Having regard to the above the proposal would be lawful as it would not exceed limitations under D.1 of Part 1 Class D of The Town and Country Planning (General Permitted Development) (England) Order 2015.

