

DELEGATED REPORT

Report by Sam Summers	Date of report: 27/06/2024	Ref: 70783/LDCP
Registration: 22/05/2024	LDFC:	Expiry Date: 17/07/2024
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	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 single storey rear extension; conversion of loft space into 2 bedrooms and store room with rear facing dormer.

Location: 16 Mount Pleasant, Prestwich, Manchester, M25 2SD

Description

Lawful development certificate for proposed construction of a single storey rear extension; conversion of loft space into 2 bedrooms and store room with rear facing dormer to two storey brick and tile semi detached dwellinghouse.

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.

Single storey rear extension

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 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.

Dormer extension

The height of the proposed dormer would not exceed the highest part of the existing roof.

The proposed dormer is not considered to be on a roof slope which forms the principal elevation of the dwelling house.

The roof volume for the proposed single storey rear extension would be approximately 6m³
The volume of the proposed dormer would be 20m³ making a total proposed roof volume increase of 26m³

The proposal would not include the construction or provision of a veranda, balcony or raised platform, or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

There are no side windows proposed.

The nearest part of the edge of the proposed dormer to the eaves of the original roof would be not less than 200mm away.

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.

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 A and B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 The materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse as required by conditions A.3(a) (for the proposed single storey rear extension) and B.2(a) (for the proposed rear dormer extension) 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	27/06/2024	DM - 01/07/24	