

DELEGATED REPORT

Report by Sam Summers	Date of report: 07/02/2022	Ref: 67908/LDCP
Registration: 16/12/2021	LDFC:	Expiry Date: 10/02/2022
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed loft conversion to include new rooflights; internal alterations creating one new bedroom, to include a new window on the front elevation.

Location: 31 Callender Street, Ramsbottom, Bury, BL0 9DX

Description

Lawful development certificate for proposed loft conversion to include new rooflights; internal alterations creating one new bedroom, to include a new window on the front elevation to two storey terraced dwellinghouse located in Ramsbottom conservation area.

Relevant Planning History

67632 - Rear dormer loft conversion; Conservation lights on front roof pitch; Installation of an additional window on the front elevation. - Withdrawn by Applicant 26/11/2021

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

EN2/1 Character of Conservation Areas
EN2/2 Conservation Area Control

Issues and Analysis

New window on front elevation

The addition of a new window at first floor level would be an improvement or alteration of the dwellinghouse under Part 1 Class A of The town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Roof lights

The property is not listed.

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 and there are no restrictions on development under Class C within Conservation Areas.

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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)

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal, described in the First Schedule, is deemed to be 'Permitted Development' having regard to Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in that it falls within the limitations of Part 1 Class A & C.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	07/02/2022		