

DELEGATED REPORT

Report by Mark Kilby	Date of report: 08/12/2020	Ref: 66075/LDCP
Registration: 15/10/2020	LDFC:	Expiry Date: 10/12/2020
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: OTHS

Proposal: Certificate of lawfulness for proposed single storey side extension to replace existing conservatory

Location: The Coach House, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PJ

Description

An application for a lawful development certificate for a single storey side extension to replace an existing conservatory.

Relevant Planning History

01741/E - Proposed single garage plus office space - Enquiry completed 23/10/2015
49407 - DOUBLE GARAGE - Refused 11/03/2008.

Publicity - None.

Statutory/Non-Statutory Consultations - None.

Pre-start Conditions - None.

Unitary 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.

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

The side extension would not be wider than half the width of the original dwelling.

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 and 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

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Part 1 Class A 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 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 condition A.3(a) of Article 3 Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Mark Kilby	8/12/20	DM	08/12/20