

DELEGATED REPORT

Report by Sam Summers	Date of report: 10/01/2023	Ref: 69050/LDCP
Registration: 07/11/2022	LDfC:	Expiry Date: 02/01/2023
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Certificate of lawfulness for proposed garden store room

Location: 305 Walmersley Road, Bury, BL9 6NX

Description

Certificate of lawfulness for proposed construction of outbuilding/garden store room

Relevant Planning History

67414 - Single storey side extension; Rebuilding of boundary wall - Approve with Conditions 08/10/2021

68041 - Non material amendment following approval of planning permission 67414- To amend the design to include two small/minor single windows with obscure glazing on the side elevation of the porch for a non-habitable room - Approve with Conditions 21/02/2022

68401 - Single storey extension at rear - Approve with Conditions 27/06/2022

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 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 be within 2 metres of the boundary and would not exceed 2.5 metres in height.

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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

Recommendation: LAWFUL

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	10/01/2023		