

DELEGATED REPORT

Report by Sam Summers	Date of report: 15/09/2023	Ref: 69938/LDCP
Registration: 26/07/2023	LDFC:	Expiry Date: 20/09/2023
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed dormer extension to existing side roof elevation

Location: 299 Stand Lane, Radcliffe, Manchester, M26 1JA

Description

Lawful development certificate for proposed dormer extension to existing side roof elevation

Relevant Planning History

54395 - Roof extension to existing bedroom - Withdrawn - Invalid 27/09/2011

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

The property is not a Listed Building nor is it in a Conservation Area.

There is no enforcement and the proposed dormer would be on land wholly owned or controlled by the applicant.

Permitted Development Rights have not been removed.

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 volume of the proposed dormer would be 11.59m³.

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.

Side facing windows to be obscure glazed and any openable part to be 1.7m above internal floor level.

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, 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 in that it falls within the limitations Part 1 Class B.
- 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 B.2(a) of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3 Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—
(i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed as required by condition B.2(c) 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	15/09/2023		