

DELEGATED REPORT

Report by Mark Kilby	Date of report: 28/04/2022	Ref: 68095/LDCE
Registration: 09/03/2022	LDFC:	Expiry Date: 04/05/2022
Site Visit: 28/04/2022	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: Lawful development certificate for existing single storey - side return kitchen extension (10m2) - including hand excavated footings, concrete, blockwork, pitched roof and render.

Location: 32 Woodhall Avenue, Whitefield, Manchester, M45 7QF

Description

An application for a lawful development certificate for an existing single storey side extension to a semi-detached two storey brick and tile dwellinghouse.

Relevant Planning History

None.

Publicity

Not applicable.

Statutory/Non-Statutory Consultations - Not applicable

Pre-start Conditions - Not Applicable.

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 existing side extension would not take up more than 50% of the area of the curtilage, not including the area of the dwelling.

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

The existing side extension 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 existing side extension would not exceed four metres and the height to the eaves would not exceed three metres as measured on site.

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 existing single storey side extension, described in the First Schedule, is deemed to be 'Permitted Development' having regard to 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	28/4/2022		