

## **DELEGATED REPORT**

|                                 |                                   |                                |
|---------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Sam Summers    | <b>Date of report:</b> 27/02/2025 | <b>Ref:</b> 71543/GPDE         |
| <b>Registration:</b> 20/01/2025 | <b>LDFC:</b> 14/02/2025           | <b>Expiry Date:</b> 03/03/2025 |
| <b>Site Visit:</b>              | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b> 0            | <b>Con Area:</b> N/A              | <b>Adv Type:</b> N/A           |
| <b>Reason for Delay:</b><br>N/A |                                   | <b>EIA:</b> NA                 |
|                                 |                                   | <b>Dec Level:</b> DEL          |
|                                 |                                   | <b>Stat Class:</b> NREQ        |

**Proposal:** Prior approval for proposed single storey rear extension

**Location:** 30 Westgate Avenue, Bury, BL9 0TJ

### **Description**

Prior approval for proposed single storey 4.25m rear extension to two storey brick and tile terraced dwellinghouse.

### **Relevant Planning History**

None

### **Publicity**

Letters sent 23/01/2025 - No comments received

### **Statutory/Non-Statutory Consultations**

None

**Pre-start Conditions** - None

### **Development Plan and Policies**

### **Issues and Analysis**

Unless a formal written objection is received from any of notified addresses as prescribed by the regulations, within the prescribed 21 days following the date of such notification prior approval will not be required as the proposed development complies with all the limitations and conditions of Part 1 Class A of the GPDO (as amended).

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 proposal would not extend beyond the rear wall of the original dwelling by more than than six metres.

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 Part 1 Class A to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

**Recommendation:** Prior Approval Not Required

**Conditions and Reasons:**

| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
|---------------------|-------------|-------------------------|-------------|
| SS                  | 27/02/2025  | DM -                    | 03/03/2025  |