

LDC Justification Note

Proposed Works @ 46 Moss Shaw Way, Radcliffe, Manchester, M26 3NR

Introduction

This statement has been prepared in support of an application for a Lawful Development Certificate (Proposed) under Section 192 of the Town and Country Planning Act 1990 (as amended).

The application seeks confirmation that the proposed works to the existing dwellinghouse constitute permitted development under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the GPDO").

Site Description

The application site comprises an existing two-storey semi-detached dwellinghouse located at 46 Moss Shaw Way, Radcliffe.

The property is used as a single private dwellinghouse (Use Class C3) and is not situated within a Conservation Area, is not a Listed Building, and is not subject to any other known planning designations that would remove permitted development rights.

The property benefits from a previous planning permission (Reference: 04/42061) for a first floor side extension and single-storey front extension, which have been lawfully implemented.

Description of the Proposed Development

The proposal comprises:

- Partial conversion of the existing attached garage into habitable accommodation.
- Internal alterations to create a new kitchen, dining area, utility room, pantry and ground floor bedroom.
- Retention of a reduced section of the garage for storage.
- Formation of new internal structural openings and associated internal alterations.
- Replacement of the existing conservatory roof with a new insulated tiled roof incorporating rooflights.
- Replacement and alteration of external windows and doors, including new glazing to improve natural light.
- Associated works required to facilitate the conversion.

The property will remain in use as a single dwellinghouse (Use Class C3), and no material change of use is proposed.

Planning Assessment

The proposed development is considered to constitute permitted development under Schedule 2, Part 1 of the GPDO, as it relates to alterations and improvements to an existing dwellinghouse.

The proposal does not involve:

- the creation of a separate dwelling;
- a material change of use;

- works exceeding the relevant limitations or conditions of the GPDO; or
- development requiring express planning permission.

The replacement roof to the existing conservatory maintains the existing footprint and forms part of the wider alterations to the dwellinghouse.

Conclusion

The proposed development represents alterations and improvements to an existing lawful dwellinghouse and is considered to fall within the scope of permitted development rights granted by the GPDO.

Accordingly, it is respectfully requested that Bury Council grants a Lawful Development Certificate (Proposed) confirming that the development described is lawful.