

DELEGATED REPORT

Report by Helen Pressley	Date of report: 20/04/2023	Ref: 69354/LDCE
Registration: 27/03/2023	LDFC:	Expiry Date: 22/05/2023
Site Visit: 19/04/2023	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 first floor extension projecting 3m from existing building line

Location: 20 Longsight Road, Ramsbottom, Bury, BL0 9TD

Description

Lawful development certificate for existing first floor extension projecting 3m from existing building line

Relevant Planning History

69043 - Single storey side and rear extensions; New pitched roof over existing two storey flat roofed extension; Alterations to existing windows; Render to new and existing walls - Approve with Conditions 25/01/2023

69119 - Erection of 1 no. dwelling - Withdrawn by Applicant 07/02/2023

69449 - Variation of condition no. 2 (approved plans) of p/p 69043 to change the colour of the render to off white and the colour of the window to clay - Pending

23/0059 - Not built in accordance with approved plans of planning permission 69043 (two storey extension being added) - 27/02/2023

Publicity

None

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - Not relevant

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.

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

The proposal would not be within 7 metres of any boundary opposite the rear wall of the house.

The proposal would not be within 2 metres of the side boundaries of the house.

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 proposed development would not be be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.

The roof pitch matches the existing house as far as practicable

The proposed development would not include the provision of a veranda, balcony raised platforms, a microwave antenna (e.g. TV aerial or satellite dish), a chimney, flue or soil and vent pipe ory alterations to the roof of the existing house.

The proposed development would not include any side windows.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal as described in the First Schedule, is deemed to be 'Permitted Development' having regard Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 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 A.3(a) of 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>
HP	20/04/2023	DM	02/05/23