

DELEGATED REPORT

Report by Sam Summers	Date of report: 19/08/2024	Ref: 70986/LDCP
Registration: 25/06/2024	LDFC:	Expiry Date: 20/08/2024
Site Visit:	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: HOUS

Proposal: Lawful development certificate for proposed hip to gable loft conversion with dormer at rear and rooflight at front

Location: 11 Grundy Avenue, Prestwich, Manchester, M25 9TG

Description

Lawful development certificate for proposed hip to gable loft conversion with dormer at rear and rooflight at front to linked semi-detached brick and tile dwellinghouse

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

Hip-to-Gable and Dormer

The dwelling house is not Listed nor is it in a Conservation Area.

There is no enforcement and the development would take place on land wholly owned or controlled by the applicant.

Permitted Development Rights have not been removed and the proposed development combined with any other development would not take up more than 50% of the area of the curtilage (not including the footprint of the original dwelling).

There has been an extension to the roof space of the building which increased the roof space by approximately 7m³.

Development would not extend the plane of the roof towards a highway.

The proposed roof extensions would not be higher than the highest part of the original roof.

The volume of the proposed roof extension from a hip to a gable would be 9.00m³.(cubic metres).

The volume of the proposed rear dormer extension would be 21.78m³, making a total volume of 37.78m³, the total allowable being 40m³.

The proposed dormer extension would be set back from the eaves by more than 200mm.

There are no side windows proposed as part of this application.

Rooflight

The proposed rooflights to the front roof slope would not protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof. It would not be higher than the highest part of the original roof.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class C 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 Classes B and C.
- 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	19/08/2024	DM -	20/08/2024