

DELEGATED REPORT

Report by Dean Clapworthy	Date of report: 22/03/2024	Ref: 70548/GPDE
Registration: 23/02/2024	LDfC:	Expiry Date: 05/04/2024
Site Visit: 29/02/2024	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for proposed single storey rear extension

Location: 82 Scholes Lane, Prestwich, Manchester, M25 0AQ

Description

The proposal relates to a semi-detached dwelling finished with red brick elevations and a natural slate roof. The rear garden is bounded by neighbouring gardens to all boundaries.

The proposal is for a single storey rear extension off the rear elevation of the existing two storey outrigger, following demolition of an existing small extension. It would project 5.385m from the main rear wall (an additional 2m from the rear wall of the outrigger), be a maximum of 4.83m wide (wrapping around the rear outrigger on the east side to adjoin the main rear wall) and would be 3.8m high (where the lean-to roof adjoins the outrigger). Finishing materials would be red brick with natural slate.

The subject dwelling is not listed, nor is it located within a conservation area.

Relevant Planning History

N/A

Publicity

3 letters sent 26/02/2024. No representations received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Unitary Development Plan and Policies

Issues and Analysis

In relation to the relevant thresholds Part 1, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for the enlargement, improvement or other alteration of a dwellinghouse subject to compliance with the relevant thresholds set out at sub-sections A.1 (a- k) and A.2 (a - d) and the conditions at sub-section A.3 (a - c). Thus, development would not be permitted if:

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of the Schedule (changes of use);

NOT APPLICABLE TO THE ASSESSMENT

b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

NOT EXCEEDED

c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

NOT EXCEEDED

d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

NOT EXCEEDED

e) the enlarged part of the dwellinghouse would extend beyond a wall which-

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

NOT APPLICABLE TO THE PROPOSAL

f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and-

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

NOT APPLICABLE TO THE PROPOSAL (REFER TO (g))

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and-

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

NOT EXCEEDED

h) the enlarged part of the dwellinghouse would have more than a single storey and-

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

NOT APPLICABLE TO THE PROPOSAL

i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

NOT EXCEEDED

j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would-

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse; or

NOT APPLICABLE TO THE PROPOSAL

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

NOT EXCEEDED

(k) it would consist of or include-

(i) the construction or provision of a verandah, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse.

NOT APPLICABLE TO THE PROPOSAL

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Only condition (a) of sub-section A.3 would be relevant to the proposal, which requires that the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

THE PROPOSED MATERIALS WOULD MATCH THE EXISTING DWELLING

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.

CONCLUSION

The proposed single storey rear extension would comply with all relevant limitations, conditions and restrictions applicable to larger home extensions under Class A of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. In addition, no objection has been received from the occupiers of any of the adjoining properties and as such, there is no requirement to assess the impact of the proposal on the amenity of the occupiers of adjoining properties. Therefore, subject to the proposal being implemented in accordance with the submitted details and in external materials of a similar appearance, the proposal would be permitted development and would not require the prior approval of the Local Planning Authority.

Recommendation: Prior Approval Not Required

<u>Case Officer</u> DSC	<u>Date</u> 22/03/2024	<u>Sign off Officer</u> <u>HL 22/03/24</u>	<u>Date</u>
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