

DELEGATED REPORT

Report by Mark Kilby	Date of report: 07/04/2022	Ref: 68149/GPDE
Registration: 28/02/2022	LDfC: 30/03/2022	Expiry Date: 11/04/2022
Site Visit:	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: 12 Newington Avenue, Prestwich, Manchester, M8 4LT

Description

A Prior Approval application for a larger home extension to a semi-detached brick and tile two storey dwellinghouse.

Relevant Planning History

None.

Publicity

Letter to adjoining addresses dated 8/3/22. One comment received from 7 Mosslee Avenue whose rear garden backs on to the application rear garden at an angle on 12/3/22 stating that their home would be overlooked. This comment was later retracted after speaking to the applicant and the case officer in an email dated 14/3/22 saying:

"I am informing you that I have left a voice message for Mark Kilby regarding a letter I received on Saturday about a single storey rear extension at the above address. I sent you a email dismissing this extension based on the information provided, but since then I have seen the owners of the above property and the proposed extension will be a third of their garden and and I should not have been notified as this has nothing to do with me. So can you ignore my last email from Saturday".

Statutory/Non-Statutory Consultations - None.

Pre-start Conditions - None.

Unitary 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.

DELEGATED REPORT

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>
Mark Kilby	07/04/22		