

DELEGATED REPORT

Report by Sam Summers	Date of report: 14/07/2023	Ref: 69691/LDCP
Registration: 26/05/2023	LDFC:	Expiry Date: 21/07/2023
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed garage conversion which will include a small open lounge and kitchenette and separate WC which is to be used ancillary to the main house

Location: Lynton, Watling Street, Tottington, Bury, BL8 3QW

Description

Lawful development certificate for proposed garage conversion which will include a small open lounge and kitchenette and separate WC which is to be used ancillary to the main house

Relevant Planning History

60443 - Erection of 2 no. semi-detached dwellings - Approve with Conditions 23/09/2016
69384 - Lawful development certificate for proposed garage conversion - Refused
12/05/2023

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

EN9/1 Special Landscape Areas
OL1 Green Belt
OL7/2 West Pennine Moors

Issues and Analysis

Conversion of a domestic garage to a habitable use is not a material change of use and the applicant has confirmed that the use of the conversion of the building is to be ancillary to the main use of the dwelling as such does not constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended)

Recommendation: LAWFUL

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Conditions and Reasons:

- 1 The proposal, described in the First Schedule, is not deemed not to be constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended)

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	14/07/2023	DM	17/07/23