

DELEGATED REPORT

Report by Sam Summers	Date of report: 14/02/2024	Ref: 69853/LDCP
Registration: 15/08/2023	LDFC:	Expiry Date: 10/10/2023
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 conversion of the hipped roof to a gable profile to the front elevation

Location: 219 Ainsworth Road, Bury, BL8 2SQ

Description

Lawful development certificate for proposed conversion of the hipped roof to a gable profile to the front elevation.

Relevant Planning History

69339 - Hip to gable roof extension with 2 no. side dormers; Single storey side extensions - Withdrawn by Applicant 28/03/2023

70283 - Dormer extensions to front & side elevations; Single storey side extension and enlargement of bay window - RefuseRefused 07/02/2024

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

Class B states that development is not permitted if any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

This proposed hip to gable extension would extend beyond the plane of the principal elevation of the dwellinghouse and fronts a highway as such the proposal would not be permitted development.

Recommendation: Refuse

Conditions and Reasons:

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

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to paragraph B.1(c) of Part 1 Class B, Article 3 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the proposed hip to gable extension would extend beyond the plane of the principal elevation of the dwellinghouse and fronts a highway.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	14/02/2024	DM	14/02/24