

DELEGATED REPORT

Report by Helen Pressley	Date of report: 17/04/2023	Ref: 69393/LDCP
Registration: 27/02/2023	LDFC: 30/03/2023	Expiry Date: 24/04/2023
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 erection of outbuilding for use as gym and storage areas

Location: 271 Middleton Road, Manchester, M8 4LX

Description

Lawful Development Certificate for proposed construction of Class E outbuilding as gym and storage area.

Relevant Planning History

None

Publicity

N/A

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Unitary Development Plan and Policies

Issues and Analysis

The building is not listed nor in a conservation area.

The building has not had its permitted development rights removed.

The total area of ground covered by buildings, enclosures and containers within the curtilage would not exceed 50% of the curtilage.

The building would not be situated on land located forward of the principal elevation of the original dwellinghouse.

The building would only have a single storey.

The height of the ridge of the roof would exceed 2.5 metres in height and would be within 2 meters of the boundary with No. 269 Middleton Road, No. 10 Mosslee Avenue and No. 8 Mosslee Avenue.

The height of the eaves of the building would not exceed 2.5 metres.

It would not include the construction or provision of a verandah, balcony or raised platform.

The use of the building as a gym, and storage area would be a use incidental to the

enjoyment of the dwellinghouse.

With regard to the above the proposed outbuilding is **not** permitted development in that it fails to comply with E.1 (e ii) of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 in that the building would be over 2.5 metres in height and within 2 metres of the boundary of the curtilage of the dwelling house.

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' in that it fails to comply with E.1(e.ii) of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 in that the height of the ridge of the roof would exceed 2.5 metres in height within 2 metres of the boundary of the curtilage.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	17/04/2023	DM	17/04/23