

DELEGATED REPORT

Report by Sam Summers	Date of report: 14/12/2022	Ref: 68904/LDCP
Registration: 11/10/2022	LDFC:	Expiry Date: 06/12/2022
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed detached single storey garden room in the rear amenity space

Location: Ryehurst, Walshaw Road, Bury, BL8 1PR

Description

Lawful development certificate for proposed detached single storey garden room in the rear amenity space

Relevant Planning History

48064 - SINGLE STOREY EXTENSION AT SIDE/FRONT WITH DORMERS FRONT AND SIDE - Approve with Conditions 27/06/2007

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

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 outbuilding would not be within 2 metres of the boundary.

The height of the outbuilding would not exceed 3 metres when measured from the highest ground level immediately adjacent to the building to its highest point.

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

DELEGATED REPORT

With regard to the above the proposed outbuilding is permitted development in that it complies with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal as described in the First Schedule, is deemed to be 'Permitted Development' having regard Article 3, Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	14/12/2022		