

DELEGATED REPORT

Report by Helen Pressley	Date of report: 19/03/2024	Ref: 70547/GPDE
Registration: 22/02/2024	LDFC: 18/03/2024	Expiry Date: 04/04/2024
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: 110 Redvales Road, Bury, BL9 9PS

Description

A Prior Approval application for a larger home extension to a semi detached, brick and tile built two storey dwellinghouse. The application is for a single storey, hipped roof extension off the rear wall of the original dwellinghouse. The proposed extension would extend beyond the original rear wall by 4000mm, an eaves height of 2400mm and would have an overall height of 3440mm.

Relevant Planning History

69198 - Two storey side extension and Front Porch - Approve with Conditions 08/03/2023

Publicity

Neighbour letters sent 26/02/2024. No objections.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

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.

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>
HP	19/03/2024	DM	19/03/2024