

DELEGATED REPORT

Report by Sam Summers	Date of report: 04/06/2024	Ref: 70684/LDCP
Registration: 22/04/2024	LDFC:	Expiry Date: 17/06/2024
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed hip to gable loft conversion with dormer at rear and rooflights at front

Location: 11 Stretton Road, Ramsbottom, Bury, BL0 9SX

Description

Lawful development certificate for proposed hip to gable loft conversion with dormer at rear and rooflights at front to two storey semi-detached brick and tile dwellinghouse.

Relevant Planning History

49763 - SINGLE STOREY EXTENSION AT SIDE AND CANOPY OVER FRONT DOOR -
Approve with Conditions 19/05/2008

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

Hip-to-Gable and Dormer

The dwelling house is not Listed nor is it in a Conservation Area.

There is no enforcement and the development would take place on land wholly owned or controlled by the applicant.

Permitted Development Rights have not been removed and the proposed development combined with any other development would not take up more than 50% of the area of the curtilage (not including the footprint of the original dwelling).

There have been no previous roof extensions and development would not extend the plane of the roof towards a highway.

The proposed roof extensions would not be higher than the highest part of the original roof.

The volume of the proposed roof extension from a hip to a gable would be 14.65m³.(cubic metres).

The volume of the proposed rear dormer extension would be 25.65m³, making a total volume of 40.30m³, the total allowable being 50m³.

The proposed dormer extension would be set back from the eaves by more than 200mm.

There are no side windows proposed as part of this application.

Rooflight

The proposed rooflights to the front roof slope would not protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof. It would not be higher than the highest part of the original roof.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal, described in the First Schedule, is deemed to be 'Permitted Development' having regard to Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in that it falls within the limitations Part 1 Classes B and C.
- 2 The materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse as required by condition B.2(a) 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	04/06/2024	DM - 04/06/2024	