

DELEGATED REPORT

Report by Sam Summers	Date of report: 24/05/2023	Ref: 69410/LDCP
Registration: 31/03/2023	LDFC:	Expiry Date: 26/05/2023
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: OTHS

Proposal: Lawful development certificate for proposed erection of outbuilding to be used as a personal gym

Location: 25 Swanage Close, Bury, BL8 1JT

Description

Lawful development certificate for proposed erection of outbuilding to be used as a personal gym

Relevant Planning History

45308 - REAR CONSERVATORY - RETROSPECTIVE APPLICATION - Approve with Conditions 02/11/2005

57403 - First floor extension at front, side and rear; Single storey extensions at side and rear; Front porch - Approve with Conditions 20/05/2014

57824 - First floor extension at front, side and rear; Single storey extensions at side and rear; Front porch

(Revised scheme - Amendment to front elevation following granted planning permission 57403) - Approve with Conditions 08/09/2014

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 height of the outbuilding would not exceed 2.5 metres, the outbuilding would be within

DELEGATED REPORT

2 metres of the boundary.

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.

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:

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	24/05/2023	HL	24/05/23