

**DELEGATED REPORT**

|                                 |                                   |                                |
|---------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Sam Summers    | <b>Date of report:</b> 29/05/2024 | <b>Ref:</b> 70673/LDCP         |
| <b>Registration:</b> 17/04/2024 | <b>LDFC:</b>                      | <b>Expiry Date:</b> 12/06/2024 |
| <b>Site Visit:</b>              | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b>              | <b>Con Area:</b>                  | <b>Adv Type:</b> NONE          |
| <b>Reason for Delay:</b><br>N/A |                                   | <b>EIA:</b> NA                 |
|                                 |                                   | <b>Dec Level:</b> DEL          |
|                                 |                                   | <b>Stat Class:</b> NREQ        |

**Proposal:** Lawful development certificate for proposed single storey front porch to dwelling and detached outbuilding to curtilage

**Location:** 9 Caldry Drive, Ramsbottom, Bury, BL0 9TY

**Description**

Lawful development certificate for proposed single storey front porch to dwelling and detached outbuilding to curtilage

**Relevant Planning History**

None

**Publicity**

None

**Statutory/Non-Statutory Consultations**

None

**Pre-start Conditions - None**

**Development Plan and Policies**

**Issues and Analysis**

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.

**Porch**

The porch would have a height of 3.00m and as such would not exceed the height limit of 3.00m and would not exceed the area limit of 3m<sup>2</sup> and would not be within 2.00m of the highway.

Having regard to the above the proposal would be lawful as it would not exceed limitations under D.1 of Part 1 Class D of The Town and Country Planning (General Permitted Development) (England) Order 2015.

**Outbuilding**

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 outbuilding would have a dual pitched roof.

The height of the eaves of the building would not exceed 2.5 metres. The overall height of the building would not exceed 4 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:** 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, Classes D and 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                  | 29/05/2024  |                         |             |