

DELEGATED REPORT

Report by Sam Summers	Date of report: 21/11/2022	Ref: 68905/LDCP
Registration: 20/09/2022	LDFC:	Expiry Date: 15/11/2022
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: OTHS

Proposal: Lawful development certificate for proposed demolition of existing garage and construction of new outbuilding

Location: 296 Walmersley Road, Bury, BL9 6NH

Description

Lawful development certificate for proposed demolition of existing garage and construction of new outbuilding for use as gym and games room.

Relevant Planning History

66755 - Single storey rear extension; Two storey side extension; Single storey front porch extension - RefuseRefused 20/05/2021

67275 - Two storey side extension; Single storey rear extension; Single storey front porch extension - RefuseRefused 02/09/2021

67685 - Single storey extension at side/rear - Approve with Conditions 03/02/2022

68104 - Lawful development certificate for proposed hip to gable loft conversion, dormer at rear, single storey extension at rear and porch at front - Lawful Development 14/04/2022

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Applicant/Agent [Not relevant/has/has not] agreed with pre-start conditions

Unitary 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.

The building would not be situated on land located forward of the principal elevation of the original dwellinghouse.

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The building would only have a single storey.

The outbuilding would be within 2 metres of the boundary and would not exceed 2.5 metres in height.

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: 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	21/11/2022		