

DELEGATED REPORT

Report by Sam Summers	Date of report: 08/08/2024	Ref: 70713/LDCE
Registration: 13/06/2024	LDFC:	Expiry Date: 08/08/2024
Site Visit: 06/08/2024	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for existing outbuilding

Location: 30A Church Street, Tottington, Bury, BL8 3AT

Description

Lawful development certificate for existing outbuilding at rear of property

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

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 outbuilding would be within 2m of the boundary and the height of the outbuilding would not exceed 2.5 metres

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 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	08/08/2024		