

DELEGATED REPORT

Report by Sam Summers	Date of report: 18/06/2025	Ref: 71826/LDCP
Registration: 01/04/2025	LDFC:	Expiry Date: 27/05/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed conservatory and construction of a soakaway in rear Garden

Location: 2 Hackney Close, Radcliffe, Manchester, M26 4UG

Description

Lawful development certificate for proposed 4.00m single storey rear extension to detached brick and tile white rendered dwellinghouse

Relevant Planning History

65590 - Lawful development certificate: As Occupiers we intend to have a Conservatory built to the dimensions; as indicated in the CAD drawings produced; by Radcliffe Glass and Windows. These are within the 'Permitted Development' Guidelines. To achieve this the Soil Waste Pipe and its connecting Drain/Inspection Chamber must be re-sited further along the rear wall of the property, as shown in the scale drawing. The Conservatory/Extension will be sited at the rear, spanning the dining room and kitchen French Doors. The Chamber's re-siting exact position will; by necessity; determined when excavation is undertaken. Work will be carried out in line with respect to Approved Document H. Confirmation is required from the Local Authority by the Freeholder's Agent's to ascertain the Conservatory will comply with 'Permitted Development' hence the LDC Application. - Lawful Development 23/07/2020

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.

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The proposal would not extend beyond the rear wall of the original dwelling by more than than four metres.

The proposed development would not extend beyond a wall which forms the principal or a side elevation of the original dwelling and fronts a highway.

The overall height of the proposal would not exceed four metres.

The height to the eaves would not exceed three metres.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A 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 A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 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 A.3(a) of Article 3 Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) (as amended) Order 2015.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	18/06/2025		