

DELEGATED REPORT

Report by Helen Pressley	Date of report: 05/06/2023	Ref: 69589/LDCP
Registration: 24/04/2023	LDFC:	Expiry Date: 19/06/2023
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:
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed erection of new outbuilding to host gym and storage areas

Location: 271 Middleton Road, Manchester, M8 4LX

Description

Lawful development certificate for proposed erection of new outbuilding to host gym and storage areas

Relevant Planning History

69393 - Lawful development certificate for proposed erection of outbuilding for use as gym and storage areas - Refused 18/04/2023

Publicity

N/A

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

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 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

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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>
HP	05/06/2023	HL	07/06/23