

DELEGATED REPORT

Report by Sam Summers	Date of report: 10/02/2022	Ref: 67921/LDCP
Registration: 21/12/2021	LDfC:	Expiry Date: 15/02/2022
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed demolition of the existing entrance porch to the Girl Junior school. The erection of a single storey new entrance and reception area, with mansard roof. New ramped access and low-level planter/seating.

Location: Bury Grammar Girls School, Bridge Road, Bury, BL9 0HH

Description

Lawful development certificate for proposed demolition of the existing entrance porch to the Girl Junior school. The erection of a single storey new entrance and reception area, with mansard roof. New ramped access and low-level planter/seating.

Relevant Planning History

52491 - Extension to Bury Grammar Girls School to provide new lecture theatre and sixth form social area - Refuse/Refused 17/12/2010

53726 - Extension to Bury Grammar Girls School to provide new lecture theatre and sixth form social area (resubmission) - Approve with Conditions 20/04/2011

53984 - Demolition of existing inner buildings and erection of extension to provide new art centre - Approve with Conditions 15/07/2011

57236 - Non-material amendment following grant of planning permission 53726 for extension to Bury Grammar Girls School to provide new lecture theatre and sixth form social area:

Change curved roof to flat roof - Approve 06/05/2014

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

Entrance and reception area

The cumulative footprint of the extension would not exceed 25% of the cumulative footprint of the school or 250 square metres.

No part of the development would be within 5 metres of a boundary of the curtilage of a residential property.

The proposed development would not be located on land that has been used as a playing

DELEGATED REPORT

field at any time in the 5 years before commencement of the development.

The height of the extension would not exceed 5 metres

The development is not within the curtilage of a listed building or conservation area.

Having regard to the above the proposed development would be lawful as it complies with the limitations of Part 7 Class M of The town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Ramped formed block paving

The cumulative area of ground covered by a hard surface would not exceed 50 square metres.

The proposed development would not be located on land that has been used as a playing field at any time in the 5 years before commencement of the development.

The development would not be within the curtilage of a listed building.

Having regard to the above the proposed development would be lawful as it complies with the limitations of Part 7 Class N of The town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal, described in the First Schedule, is deemed to be 'Permitted Development' having regard to Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in that it falls within the limitations Part 7 Classes M and N.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	10/02/2022		