

DELEGATED REPORT

Report by Sam Summers	Date of report: 22/11/2022	Ref: 68912/LDCP
Registration: 22/09/2022	LDFC:	Expiry Date: 17/11/2022
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: Proposed lawful development certificate for bi fold doors to replace existing window on front elevation of residential property

Location: 43 Vernon Road, Tottington, Bury, BL8 4DD

Description

Proposed lawful development certificate for bi fold doors to replace existing window on front elevation of residential property

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

The dwelling is not Listed nor in a Conservation Area.

There is no enforcement in effect 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.

As such the proposal would be considered development that is required for the improvement of the dwellinghouse.

The proposed alterations to the front elevation of the dwellinghouse for the replacement of an existing window with bi fold doors would constitute an alteration or improvement to the dwellinghouse under Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such would be lawful.

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.
- 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) Order 2015.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	22/11/2022		