

DELEGATED REPORT

Report by Sam Summers	Date of report: 25/01/2023	Ref: 69036/LDCP
Registration: 01/11/2022	LDFC:	Expiry Date: 29/12/2022
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed hip to gable, loft conversion and rear dormer

Location: 69 Richmond Avenue, Prestwich, Manchester, M25 0LW

Description

Lawful development certificate for proposed hip to gable, loft conversion and rear dormer to semi detached two storey dwelling.

Relevant Planning History

67956 - Loft conversion with hip to gable roof extension; Front and rear dormers - Refused 03/03/2022

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

There have been no extensions to the main roof of this dwellinghouse. As such there is a full volume allowance of 50m³.

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.

There have been no previous roof extensions and development would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

The proposed roof extensions would not be higher than the highest part of the original roof.

The volume of the proposed roof extension from a hip to a gable would be in total 18.2 m³ (cubic metres).

The volume of the proposed rear dormer extension would be 31.6m³, making a total volume of 49.8m³, the total allowable being 50m³.

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The proposed dormer extension would be set back from the eaves by not less than 200mm.

No side windows proposed.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class B 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 1 Class B.
- 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 B.2(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	25/01/2023		