

DELEGATED REPORT

Report by Sam Summers	Date of report: 21/03/2024	Ref: 70275/LDCP
Registration: 31/01/2024	LDfC:	Expiry Date: 27/03/2024
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	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 conversion of internal garage into a study

Location: 11 Glenbeck Road, Whitefield, Manchester, M45 7WN

Description

Lawful development certificate for proposed conversion of internal garage into a study

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

The conversion of the garage to a habitable use is lawful as it does not constitute a material change of use and as such is not development within the meaning of Section 55 of The Town and Country Planning Act 1990 (as amended).

The alteration of the front elevation of the garage to replace the garage door with brickwork a window is lawful as it constitutes an improvement or other alteration of a dwellinghouse in accordance with Part 1, Class A to Schedule 2 of The Town and Country (General Permitted) (England) Order 2015 (as amended).

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The conversion of the garage to living accommodation, described in the First Schedule, is not deemed not to be constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and is therefore lawful.

DELEGATED REPORT

- 2 The alteration to the front elevation of the garage, 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	21/03/2024	DM	21/03/24