

DELEGATED REPORT

Report by Sam Summers	Date of report: 21/03/2024	Ref: 70459/LDCP
Registration: 31/01/2024	LDFC:	Expiry Date: 27/03/2024
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 loft conversion to a detached bungalow, including internal alterations, modifications to existing elevations and installation of rooflights

Location: 878 Burnley Road, Bury, BL9 5JY

Description

Lawful development certificate for proposed loft conversion to a detached bungalow, including internal alterations, modifications to existing elevations and installation of rooflights

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.

Windows and Doors

The proposed alteration to replace the window on the rear elevation of the dwellinghouse with patio 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.

The first floor window is located in a wall forming a side elevation and will be obscure

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glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Internal Alterations

Internal Alterations are not development within the meaning of Section 55 of The Town and Country Planning Act 1990 (as amended).

Roof Lights

The alteration would not protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

The proposed roof lights would not result in the highest part of the alteration being higher than the highest part of the original roof.

Having regard to the above the proposed development would be lawful as it complies with the limitations of Part 1 Class A & C 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 A & C.
- 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 The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3 The window located on the side elevation must be -
 - (a) obscure glazed; and
 - (b) non-opening unless the parts of the window which can be opened are more than 1.70 metres above the floor of the room in which the window is installed.

As required by condition A.3 (b) (i and ii) 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