

DELEGATED REPORT

Report by Sam Summers	Date of report: 12/05/2025	Ref: 71643/LDCP
Registration: 25/02/2025	LDFC:	Expiry Date: 22/04/2025
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:
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed single-storey 3m rear extension

Location: 4 Red Bank Close, Radcliffe, Manchester, M26 3GH

Description

Lawful development certificate for proposed 3.00m single storey rear extension to semi detached two storey brick and tile dwellinghouse

Relevant Planning History

55374 - Demolition of existing health centre and erection of 11 two storey residential houses. - Approve with Conditions 16/10/2012

60534 - Variation of condition no. 2 of planning permission 55374 (approved drawings) - Change in layout from two terraces of 3 dwellings to three pairs of semi-detached dwellings. - Approve with Conditions 15/11/2016

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

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.

The proposal would not take up more than 50% of the area of the curtilage, not including the area of the dwelling.

The proposal would not extend beyond the rear wall of the original dwelling by more than than three metres.

The proposed development would not extend beyond a wall which forms the principal or a side elevation of the original dwelling and fronts a highway.

The overall height of the proposal would not exceed four metres.

DELEGATED REPORT

The height to the eaves would not exceed three metres.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

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 (as amended).
- 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) (as amended) Order 2015.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	12/05/2025	DM	12/05/2025