

## **DELEGATED REPORT**

|                                 |                                   |                                |
|---------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Mo Warsame     | <b>Date of report:</b> 20/10/2025 | <b>Ref:</b> 72332/LDCP         |
| <b>Registration:</b> 29/08/2025 | <b>LDFC:</b>                      | <b>Expiry Date:</b> 24/10/2025 |
| <b>Site Visit:</b>              | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b>              | <b>Con Area:</b> N/A              | <b>Adv Type:</b> NONE          |
| <b>Reason for Delay:</b><br>N/A |                                   | <b>EIA:</b> NA                 |
|                                 |                                   | <b>Dec Level:</b> DEL          |
| <b>Stat Class:</b>              |                                   | NREQ                           |

**Proposal:** Lawful development certificate for proposed loft with dormer

**Location:** 34 Carrwood Hey, Ramsbottom, Bury, BL0 9QT

### **Description**

Lawful development certificate for proposed loft conversion including rear dormer to a two storey, semi-detached dwellinghouse.

### **Relevant Planning History**

71929 - Two storey side extension - Approve with Conditions 07/07/2025

### **Publicity**

N/A

### **Statutory/Non-Statutory Consultations**

N/A

### **Pre-start Conditions**

N/A

### **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 development would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway.
- The proposed roof extensions would not be higher than the highest part of the original roof.
- The proposed dormer extension would be set back from the eaves.
- There are no side windows proposed and the development would utilise the use of some matching materials.

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, 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 (as amended) 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 (as amended).

| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
|---------------------|-------------|-------------------------|-------------|
| MW                  | 20/10/2025  | HL -                    | 21/10/2025  |