

DELEGATED REPORT

Report by Sam Summers	Date of report: 08/03/2022	Ref: 67970/LDCP
Registration: 11/01/2022	LDFC: 11/02/2022	Expiry Date: 08/03/2022
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 proposed - converting part of existing garage into additional living accommodation (kitchen) - Modification works to rear elevation by removing 2no. existing external doors and replacing with new window - Replacing existing patio doors to rear elevation with new bi-folding doors

Location: 45 Springside Road, Bury, BL9 5JB

Description

Proposed lawful development certificate converting part of existing garage into additional living accommodation (kitchen) - Modification works to rear elevation by removing 2no. existing external doors and replacing with new window - Replacing existing patio doors to rear elevation with new bi-folding doors

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Applicant/Agent [Not relevant/has/has not] agreed with pre-start conditions

Unitary Development Plan and Policies

Issues and Analysis

Garage conversion

The conversion of part 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).

Changes to windows and doors at rear

Modification works to rear elevation by removing 2no. existing external doors and replacing with new window - Replacing existing patio doors to rear elevation with new bi-folding doors. The above 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 alterations to the rear elevation as described in the First Schedule, are 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 conversion of part of 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	08/03/2022		