

DELEGATED REPORT

Report by Mark Kilby	Date of report: 15/12/2020	Ref: 66105/LDCP
Registration: 22/10/2020	LDFC:	Expiry Date: 17/12/2020
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Certificate of lawfulness for proposed works including the demolition of an existing conservatory with the erection of a new orangery. The new build will be within the same footprint with minor internal alterations to the dwellinghouse

Location: 52 Stanford Hall Crescent, Ramsbottom, Bury, BL0 9FD

Description

An application for a certificate of lawful development for a proposed single storey rear extension to a two storey detached dwellinghouse.

Relevant Planning History

None.

Publicity - None.

Statutory/Non-Statutory Consultation - None.

Pre-start Conditions - None.

Unitary 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 four 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.

The height to the eaves would not exceed three metres.

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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>
Mark Kilby	15/12/20	Dave Marno	15/12/20