

DELEGATED REPORT

Report by Jane Langan	Date of report: 05/03/2026	Ref: 72846/LDCP
Registration: 18/02/2026	LDFC:	Expiry Date: 15/04/2026
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 with rear dormer

Location: 8 West Vale, Radcliffe, Manchester, M26 4FG

Description

Lawful development certificate for proposed loft conversion including rear dormer to a two storey brick and tile semi detached dwellinghouse.

Relevant Planning History

24935 - Residential Development - 57 Dwellings - AC 01/11/90.

Publicity

None.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

Issues and Analysis

There have been no extensions to the main roof of this dwellinghouse or other extensions. As such there is a full volume allowance of 40m³.

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.

There have been no previous roof extensions and development would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

The proposed roof extensions would not be higher than the highest part of the original roof.

The volume of the proposed rear dormer extension would be 20.18m³ (cubic metres).

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The proposed dormer extension would be set back from the eaves by not less than 200mm.

There are no side windows proposed.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class B 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 (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>
JL	05/03/26	DM	13.03.2026