

DELEGATED REPORT

Report by Sam Summers	Date of report: 03/11/2023	Ref: 70069/LDCP
Registration: 12/09/2023	LDFC:	Expiry Date: 07/11/2023
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 dormer roof extension to existing room in roof space

Location: 285 Heywood Road, Prestwich, Manchester, M25 2RA

Description

An application for a certificate of lawful development for proposed dormer roof extension to semi-detached two storey brick and tile dwellinghouse.

Relevant Planning History

60903 - Certificate of lawfulness for proposed hip to gable roof extension - Lawful Development 26/01/2017

65049 - Prior notification of single storey rear extension - Prior Approval Not Required - Extension 07/02/2020

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

The increase in volume from the previous roof extension from a hip to a gable was a total of 20.323 m3 (cubic metres). As such the remaining volume allowance for permitted development roof extension is 29.677m3.

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.

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 12.56m3,

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when combined with the previous roof extensions this makes a total volume of 32.883m³, the total allowable being 50m³.

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

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>
SS	03/11/2023	DM	06/11/23