

DELEGATED REPORT

Report by Mo Warsame	Date of report: 15/09/2025	Ref: 72213/LDCP
Registration: 22/07/2025	LDFC:	Expiry Date: 16/09/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: SUMM	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed single storey rear extension - following existing roof to outbuilding

Location: 188 Railway Street, Summerseat, Ramsbottom, Bury, BL9 5QB

Description

Lawful development certificate for proposed single storey extension at the rear of a mid-terraced dwelling.

Relevant Planning History

None.

Publicity

N/A

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

Issues and Analysis

Assesment

The dwelling is not Listed.

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 three metres.

The overall (ridge) height of the proposal would not exceed four metres.

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The height to the eaves would not exceed three metres.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A to Schedule 2 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>
MW	15/09/2025	DM	16/09/25