

DELEGATED REPORT

Report by Sam Summers	Date of report: 21/02/2025	Ref: 71460/LDCP
Registration: 20/12/2024	LDFC:	Expiry Date: 14/02/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed conversion of garage to a liveable space (i.e. an office/ bedroom with an ensuite bathroom). Garage door to be bricked up with a window fitted on the front elevation wall.

Location: 2A Seedfield Road, Bury, BL9 6NZ

Description

Lawful development certificate for proposed conversion of garage to a liveable space (i.e. an office/ bedroom with an ensuite bathroom). Garage door to be bricked up with a window fitted on the front elevation wall.

Relevant Planning History

71459 - Lawful development certificate for proposed change of use from dwelling house C3a to a care home for 4 children and staff members on a rota basis - In Progress

Publicity

No letter sent - No publicity is required on lawful development certificates as they are a process to confirm whether planning permission would be required for a proposal and are determined on planning law.

1 comment received:

This effectively reduces parking provision on a the cul-de-sac with limited provision, is there a case for consultation on this? The garage forms part of an existing extension,

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

The current use of the property is a domestic dwellinghouse. There is a proposal to change the use to a care home which is subject to a separate lawful development certificate. The garage would still be considered domestic until the change of use has taken place and the change of use will not take place until after the garage has been converted.

Response to neighbours - These proposals are making an existing opening in the elevation smaller and would therefore not be considered to be a material altering the appearance of the dwellinghouse as such it would not constitute development it is therefore not relevant that it would reduce the parking provision of the cul de sac. There is also no planning

history that could affect this as the change is not development.

Conversion of a domestic garage to a habitable use is not a material change of use as such does not constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended)

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal, 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)

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	21/02/2025	DM -	21/02/2025