

PLANNING STATEMENT

DATE	17 MARCH 2025
APPLICANT	MR N. Warburton
APPLICANT ADDRESS	118 Booth Way, Tottington, Bury, Lancashire, BL8 3JT
PROPOSAL	APPLICATION FOR 'CERTIFICATE OF LAWFUL DEVELOPMENT' (S192) FOR A PROPOSED ERECTION OF A SINGLE-STOREY EXTENSION
DEVELOPMENT ADDRESS	118 Booth Way, Tottington, Bury, Lancashire, BL8 3JT

LEGISLATIVE CONTEXT

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 – ARTICLE 3

SCHEDULE 2 - Permitted Development Rights.

PART 1 - Development within the curtilage of a dwellinghouse.

Class A - enlargement, improvement or other alteration of a dwellinghouse.

PERMITTED DEVELOPMENT

A - The enlargement, improvement or other alteration of a dwellinghouse.

YES [comment – single-storey extension to a detached dwellinghouse]

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 [including previous extensions and other buildings] would not exceed 50% of the total area of the curtilage [excluding the ground area of the original dwellinghouse].

The proposal would not extend beyond the rear wall of the original dwelling by more 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.

Side extensions must not exceed half the width of the original house.

The overall height of the proposal would not exceed four metres in height [measured externally] from the natural ground level.

Any part of the roof falling within two metres of the site boundary must be a maximum of three metres – not applicable in this case!

The height to the eaves would not exceed three metres.

The materials used in any exterior work must be of a similar in appearance to those used in the construction of the exterior of the existing dwellinghouse.

PROPOSED DEVELOPMENT – SUBSTANTIVE EVIDENCE

a] full and precise description of the **current** use and operations – detached dwellinghouse in residential/domestic use since originally constructed.

Relevant information concerning Council Tax and Electoral Records are available from Bury Council should these be required.

Relevant invoices/bills or receipts for services such as water, electricity, gas or telecom are available from the statutory undertakers should these be required.

b] full and precise description of the **proposed** use and operations – detached dwellinghouse for continued residential/domestic use.

CONCLUSION

Having regard to the above, the proposed extension is deemed to be 'permitted development' under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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) Order 2015 (as amended).