

## **DELEGATED REPORT**

|                                 |                                   |                                |
|---------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Sam Summers    | <b>Date of report:</b> 19/11/2024 | <b>Ref:</b> 71289/LDCP         |
| <b>Registration:</b> 24/10/2024 | <b>LDFC:</b>                      | <b>Expiry Date:</b> 19/12/2024 |
| <b>Site Visit:</b>              | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b>              | <b>Con Area:</b>                  | <b>Adv Type:</b> N/A           |
| <b>Reason for Delay:</b><br>N/A |                                   | <b>EIA:</b> NA                 |
|                                 |                                   | <b>Dec Level:</b> DEL          |
|                                 |                                   | <b>Stat Class:</b> NREQ        |

**Proposal:** Lawful development certificate for proposed garden room in domestic property garden

**Location:** 11 Chatton Close, Bury, BL8 2UE

### **Description**

Lawful development certificate for proposed garden room in domestic property garden

### **Relevant Planning History**

63707 - Single storey extension at front/side and single storey extension at rear; Alterations to windows/door to front elevation - Approve with Conditions 12/03/2019

### **Publicity**

None

### **Statutory/Non-Statutory Consultations**

None

**Pre-start Conditions** - None

### **Development Plan and Policies**

### **Issues and Analysis**

The building is not listed nor in a conservation area.

The building has not had its permitted development rights removed.

The total area of ground covered by buildings, enclosures and containers within the curtilage would not exceed 50% of the curtilage.

The building would not be situated on land located forward of the principal elevation of the original dwellinghouse.

The building would only have a single storey.

The outbuilding would be within 2m of the boundary and its height would not exceed 2.5 metres.

It would not include the construction or provision of a verandah, balcony or raised platform.

With regard to the above the proposed outbuilding is permitted development in that it complies with Schedule 2, Part 1, Class E 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 E of The Town and Country Planning (General Permitted Development) (England) Order 2015.

| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
|---------------------|-------------|-------------------------|-------------|
| SS                  | 19/11/2024  | DM -                    | 20/11/2024  |