

DELEGATED REPORT

Report by Mark Kilby	Date of report: 11/07/2022	Ref: 68551/GPDE
Registration: 13/06/2022	LDFC: 06/07/2022	Expiry Date: 25/07/2022
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for proposed single storey rear extension

Location: 20 St Josephs Avenue, Whitefield, Manchester, M45 6NT

Description

A Prior Approval application for a larger home extension to a detached brick and tile two storey dwellinghouse.

Relevant Planning History

Original planning permission for the estate - 24886/90. Permitted Development Rights not removed.

Publicity

Letter dated 14/6/22 to adjoining addresses. No Objections received.

A comment has been received from No.22 as follows:

I am e-mailing you in regards to the proposed single storey rear extension (ref:68551) for 20 St Josephs Ave, Whitefield. I reside and own 22 St Josephs Ave, my concern is due to fact that if a single storey flat roof extension is granted now then a pitch roof could then be added at a future date, because duo to possible security issues and future flat roof leaks which would then result in a pitch roof being erected to solve the problem. A pitch roof on the size of the extension would block views and natural sunlight. Please advise if a pitch roof or second storey addition would be permitted on this development? Thank you.

The response to the comment as follows:

The addition of a later pitched roof to what would be the flat roofed extension would require a full planning application to be submitted of which you would be notified of and invited to comment. Similarly an additional first floor extension to what would be the existing single storey ground floor extension would also need a full planning application to be submitted of which you would also be notified of and invited to comment. Neither of the above works benefit from permitted development rights and would require planning permission from the local planning authority.

The application is now due for determination and it is my intention to recommend to grant that Prior Approval is not required. Please confirm that you have no objection to the proposal for a single storey extension as submitted.

No further correspondence was received from the commenter. The original comment is not considered to be an objection to the proposal as submitted.

Statutory/Non-Statutory Consultations None.

Pre-start Conditions - None.

Unitary Development Plan and Policies

Issues and Analysis

Unless a formal written objection is received from any of notified addresses as prescribed by the regulations, within the prescribed 21 days following the date of such notification prior approval will not be required as the proposed development complies with all the limitations and conditions of Part 1 Class A of the GPDO (as amended).

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 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 than eight 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.

The overall height of the proposal would not exceed four metres and 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: Prior Approval Not Required

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Mark Klby	11/7/22	DM	12/07/2022