

DELEGATED REPORT

Report by Sam Summers	Date of report: 25/02/2025	Ref: 71483/LDCP
Registration: 31/12/2024	LDFC:	Expiry Date: 25/02/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level:
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed rear single storey extension. Infilling of existing ground floor side windows and replacement of ground floor bathroom window. Internal reconfiguration and new skylights to roof

Location: 24 Grindsbrook Road, Radcliffe, Manchester, M26 4JS

Description

Lawful development certificate for proposed rear single storey extension. Infilling of existing ground floor side windows and replacement of ground floor bathroom window. Internal reconfiguration and new skylights to roof

Relevant Planning History

71249 - Single storey rear extension; Dormer extension to both sides - RefuseRefused
13/12/2024

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

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.

Single storey rear extension

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 4 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.

Window Alterations

The proposed infilling of the existing ground floor side windows and replacement of ground floor bathroom window would constitute an alteration or improvement to the dwellinghouse under Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such would be lawful.

Rooflights

The proposed rooflights would not protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof. It would not be higher than the highest part of the original roof.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A & C 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 & C of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 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) Order 2015.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	25/02/2025	HL - 25/02/2025	