

DELEGATED REPORT

Report by Sam Summers	Date of report: 25/02/2025	Ref: 71452/LDCP
Registration: 17/12/2024	LDFC:	Expiry Date: 11/02/2025
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: DEL
		Stat Class: NREQ

Proposal: Lawful Development Certificate for proposed rear dormer extension, internal reconfiguration, proposed first floor side window.

Location: 15 Orange Hill Road, Prestwich, Manchester, M25 1LR

Description

Lawful Development Certificate for proposed rear dormer extension, internal reconfiguration, proposed first floor side window to two storey end terrace brick and tile dwellinghouse

Relevant Planning History

45013 - CERTIFICATE OF LAWFULNESS FOR EXISTING USE AS DWELLING HOUSE - RefuseRefused 11/10/2005

67031 - Front porch extension; Rear dormer extension - Approve with Conditions 20/10/2021

68327 - A: Front Porch and amendments to front bay window

B: Rear dormer extensions - Split DecisionSplit DecisionSplit DecisionSplit DecisionSplit Decision 21/06/2022

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

The dwelling house is not Listed nor is it in a Conservation Area.

There is no enforcement and the development would take place on land wholly owned or controlled by the applicant.

Permitted Development Rights have not been removed.

There have been no previous roof extensions and development would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

The proposed roof extensions would not be higher than the highest part of the original roof.

The volume of the proposed roof extension would be 17.41m³ (cubic metres), the total allowable being 40m³.

The proposed dormer extension would be set back from the eaves by not less than 200mm.

The proposed upper floor window in the side elevations will be obscure glazed and non-openable this will be secured by condition

Having regard to the above the proposed development would be lawful as it complies with the limitations of Part 1 Class B of The town and Country Planning (General Permitted Development) (England) Order 2015.

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal, described in the First Schedule, is deemed to be 'Permitted Development' having regard to Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in that it falls within the limitations Part 1 Classes B and C.
- 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 B.2(a) of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3 The window located on the side elevation must be -

(a) obscure glazed; and

(b) non-opening unless the parts of the window which can be opened are more than 1.70 metres above the floor of the room in which the window is installed.

As required by condition C.2(a) and (b) 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 -	26/02/2025