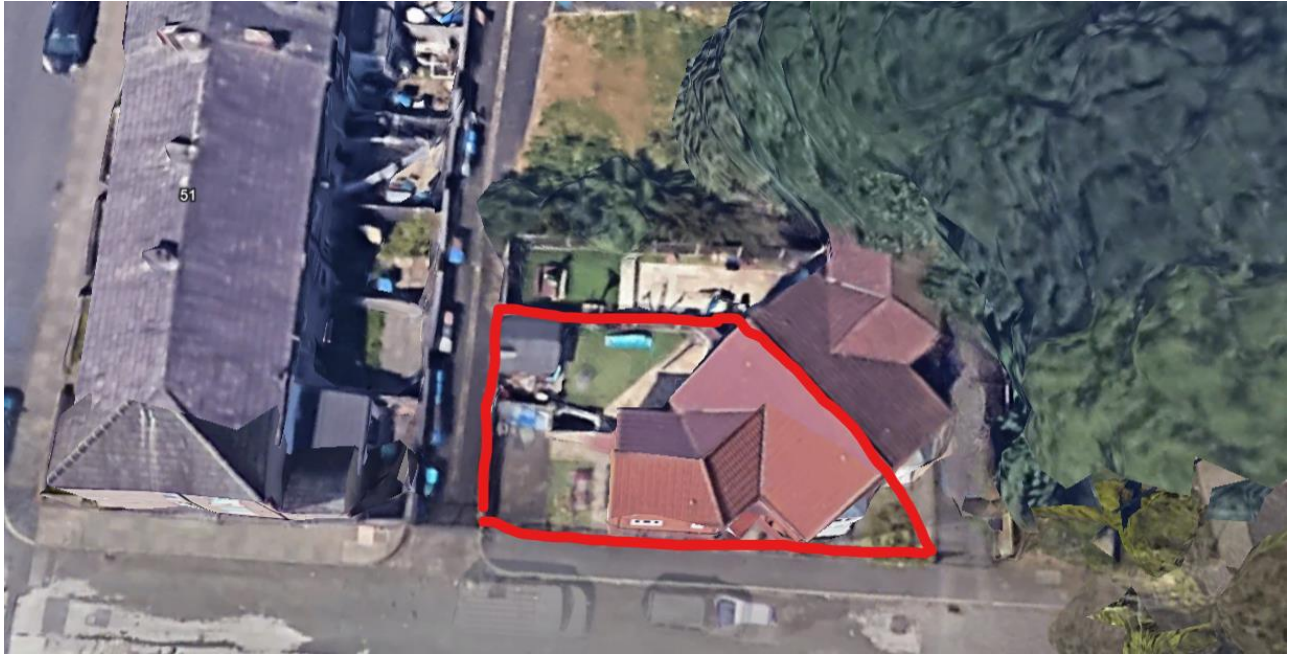




Lawful Development Certificate

12 Seymour Street, Heywood

OL10 3AJ

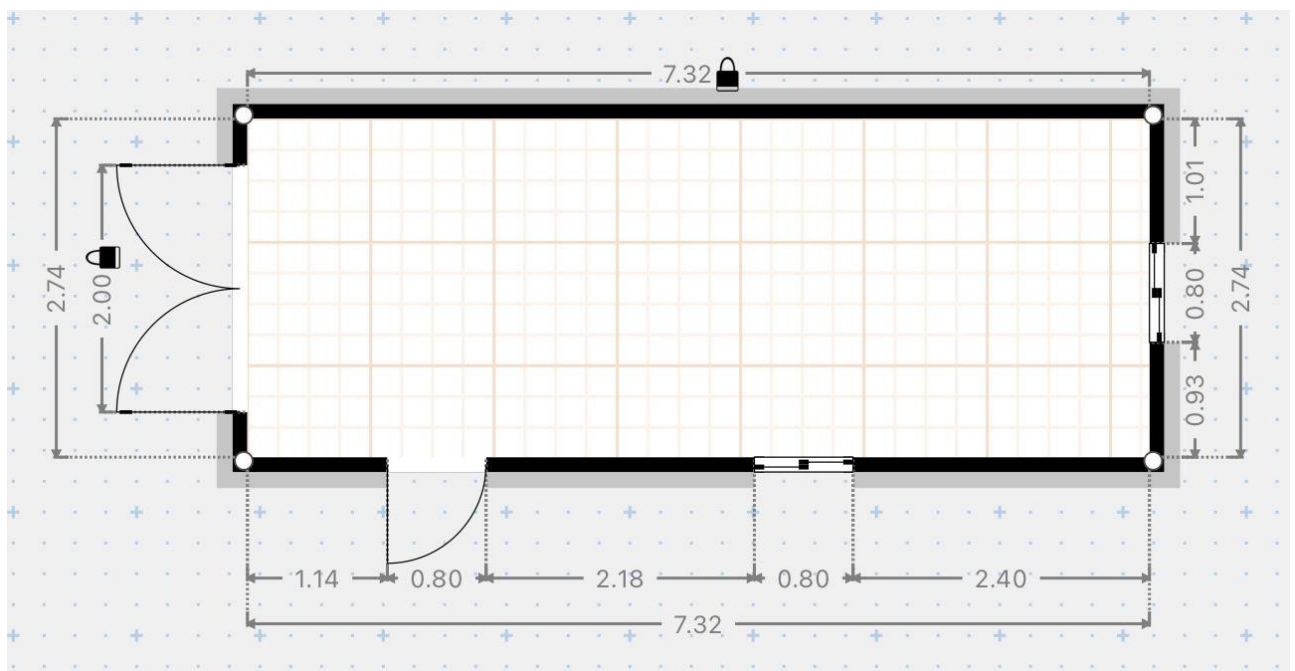


1.0 Existing

The dwelling is located at 12 Seymour Street, Heywood and in a residential area of Rochdale the existing dwelling is of brick construction with Interlocking roof tiles and is 2storeys in height. The dwelling has gardens to both the side and the rear. The garden size is approx. 70m² (side and rear) and it has an existing outbuilding situated in the north west corner. See drawing 001

2.0 Proposals

The proposed development is to create a new garden room that as indicated on drawing 002, the size of the building is proposed to be 7.32 x 2.74 x 2.5m high. The proposed unit will be located approx. 1m off the northern and the western boundary and sits back of the existing building line. The height of the unit is 2.5m and will be powder coated steel colour is charcoal grey. There are window and door openings as indicate below. The proposal is to be used as a garden room and is to replace the existing out building.





3.0 Permitted development

The proposed development is with the permitted development rights of the property as we believe there isn't and exceptions or Article 4 implications on the site.

The permitted development regulations:

- NO building on land forward of a wall forming the principal elevation – *Compliance as the proposed units is stepped back from the frontage.*
- Outbuildings and garages to be single story with a maximum eaves height of 2.5m and a max overall height of 4m with a dual pitch roof or 3m for any other roof – *Compliance as the proposed units is 2.5m height to the eaves and is a flat roof.*
- Maximum height of 2.5m in the case of a building, enclosure or container within 2m of a boundary of the curtilage of the dwelling house – *Compliance as the proposed units is 2.5m height to the eaves and is a flat roof.*
- No veranda's, balconies or raised platforms (platform must not exceed 0.3m height)– *Compliance as the proposed will not have any raised balconies / platforms / verandas*
- No more that half the area of land around the original house would be covered by additions or other buildings– *Compliance as the proposed units is approx. 20m², the existing side and rear garden is noted as 70m²*
- In National Parks , the Broads, Areas of Outstanding Beauty and World Heritage sites the max area to be covered by buildings, enclosures , containers and pools more than 20m from the house to be limited to 10m² – *Compliance as the proposal isn't covered by any of these designations*
- On designated land building, enclosures, containers and pools at the side of a property will require planning permission – *Compliance as the proposal isn't covered by any of these designations*
- Within the curtilage of listed buildings, any outbuildings will require planning permission – *Compliance as the proposal is not in the curtilage of a listed building*



4.0 Conclusion

As demonstrated above the proposed development is within the guidelines as set out by the Town and country Planning Act and its supplements, as permitted development. The proposed development is to create a new 'garden room' which will be used by the family, and is to replace the current out building (shown hatched on drawing 002). The building is not designated as habitable and therefore the classification of out building can be applied. The building complies with all the criteria set out in the 'Permitted Development' as demonstrated under section 3