

142 Hollin Lane, Middleton,
Rochdale, M24 5LB

Design Statement

Revision /

12th December 2022

**SOLID
VOID**

This Certificate of Lawful Development application seeks to confirm that the recently completed hip-to-gable extension and rear dormer extension is compliant with the General Permitted Development Order.

The works were recently attempted to be regularised under a Householder Planning application (22/01236/HOUS) which unfortunately received a refusal decision. However, the reasons confirmed within the refusal notice confirm what was suspected; and that was that the design is compliant with Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Under Class B the following limits and conditions apply:

B.1 Development is not permitted by Class B if:

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

Complies - 142 Hollin Lane did not come into existence as a dwellinghouse by virtue of a Change of Use.

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

Complies – The hip-to-gable and rear dormer extensions do not exceed the height of the existing house.

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

Complies – The works don't extend beyond the plane of any existing roof slope forming a principal elevation.

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than - (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case

Complies – 142 Hollin Lane is a semi-detached house and therefore the limitation of 50 cubic meters is imposed upon it; for the maximum volume of roof extensions. Within the decision notice letter of the recent householder planning application (22/01236/HOUS) the case officer noted on page 3, that the volumetric increase is 47.42m³ and is therefore under the maximum volume threshold limit.

(e) it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

Complies – The works did not include a verandah, balcony, etc, or affect the chimney / soil and vent pipe.

(f) the dwellinghouse is on article 2(3) land

Complies – The dwellinghouse is not on article 2(3) land.

B.2 Development is permitted by Class B subject to the following conditions:

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

Complies – Within the decision notice letter of the recent householder planning application (22/01236/HOUS) the case officer noted on page 3, that the “The dormer is finished using dark, horizontal cladding. The colour is **well related** to the colour of the roof tiles.”. The planner incorrectly note the cladding as horizontally laid, whereas it is laid vertically in reality. However, it does note that the colour is well related to the colour of the roof tiles. Therefore, this aspect is compliant as the materials used are “similar appearance to those used in the construction of the exterior of the existing dwellinghouse”.

(b) the enlargement shall be constructed so that

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

Complies – The extensions comply with and site within the limitation set out above.

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

Complies – The relatively new side window to the stairs is obscure glazed as installed and is noted as such on the drawings (within the decision notice of 22/01236/HOUS the planner incorrectly states that this isn’t obscured). In addition, because the window is located to a stair, mid-flight; then the cill level is 1.7m above floor level.