

Proposed Dormer Extension at 18 Woodgate Avenue Bamford Rochdale

Statement in support of application for a Lawful Development Certificate

Description of premises:

The application refers to 18 Woodgate Avenue, a semi-detached single storey bungalow, located within the Defined Urban Area.

The building is built of conventional materials and to a design typical for the rear of construction which is assumed to be during the interwar period of the last century. The roof is of hipped construction and is clad with slate. The external walls are of cavity brick construction with a spar dash render finish above a dado string course. Windows are modern plastic frames with double glazed units

The dwelling is accessed from Woodgate Avenue where the primary entrance is located on the westerly elevation, where also the main driveway and vehicle access has been constructed.

The property benefits from a large private rear garden, extending 21m from the existing rear elevation of the dwelling which features a second vehicle access from Woodgate Avenue

The property is bounded by dwellings that are of a mixed in appearance and architectural style.

Description of proposal:

The loft to the bungalow has previously been converted for use as a bedroom and accordingly there is a fixed stairs access and strengthened first floor already provided.

The proposal is to construct a first-floor dormer extension to the rear roof slope. The dormer will incorporate a high-performance EPDM or similar flat roof covering on a insulated joisted deck. The dormer walls and cheeks will be clad with small format dark grey plain concrete tiles to be a material similar in appearance to the existing slate roof.

Tests for Permitted Development:

It is contended that the proposal is permitted development. We set out the case below:

Part 1 of Schedule 2 to the 1995 GDO (as amended in 2008 and 2013) sets out the permitted development rules concerning what extensions, improvements and alterations a householder may make to their house and the area around it without the need for an application for planning permission. Part 1 is then sub-divided into Classes covering various types of development

Class B covers additions or alterations to roofs which enlarge the house such as loft conversions involving dormer windows. The following tests are considered

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

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

The height of the dormer does not exceed the existing roofline.

The proposals pass this test

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(b) 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

The principal elevation will be that part of the house which faces (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. The main entrance to the subject property is the door to the westerly elevation. This includes a protected canopy which is a characteristic of the primary entrance. It follows therefore that the southerly elevation is not the principal elevation [there can only be one principal elevation]. This is further reinforced by reference to the application for a rear extension at the adjoining semi [4 Cambridge Avenue] planning reference 15/00664/HOUS. This is the other half of this pair of semi-detached dwellings. This addition extended from the southerly boundary. In the planning case officer's report, the proposed extension is repeatedly referred to as the rear extension, confirming that in the planners view the southerly elevation equates to the rear elevation. It follows then that the same elevation of the adjoining semi [18 Woodlands Avenue] must be the rear elevation.

The proposals pass this test.

(c) 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*

The volume of the proposed dormer is 25m³. There are no other additions to the roof.

The proposals pass this test.

(d) it would consist of or include –

- (i) the construction or provision of a veranda, balcony or raised platform, or*
- (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe*

Neither of these subclauses are applicable

The proposals pass this test.

(e) the dwellinghouse is on article 1(5) land

This subclause is not applicable

The proposals pass this test.

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

This means that the materials used should be of similar visual appearance to those in the existing house but does not mean that they need to be the same materials or match exactly. It impractical to clad the dormer with natural slate and accordingly a dark grey plain concrete tile is proposed. This

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provides a similar appearance to the roof covering. The flat roof is unseen and therefore the material used to cover the flat roof not a material consideration. The proposed windows would be plastic as existing.

The proposals pass this test.

(b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof

From scrutiny of the plans it can be seen the proposed dormer wall is in excess of 20cm from the eaves of the original roof

The proposals pass this test.

(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

There are no windows proposed to the side walls of the dormer

The proposals pass this test.

Conclusion

The tests for permitted development for the proposals are passed and we respectfully request the Local Planning Authority confirm by the issuing of a Certificate of Lawful Development in respect of this proposal.