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Our ref: 19.2094
Your ref:

PROPOSED LOFT CONVERSION DORMER –
2 CLEVELAND DRIVE, MILNROW, ROCHDALE OL16 3HX

CERTIFICATE OF LAWFULNESS CHECKLIST

Assessment

Assessment (Class A) – Alteration to front, side and rear elevations
Class A of Part 1 of Schedule 2 of the GPDO allows for the enlargement, Improvement or other alteration of a house subject to it not being contrary to any of the following criteria:

(a) Permission to use the dwellinghouse as a dwelling has not been granted only by virtue of Class M,N,P or Q of Part 3 of the GPDO

Complies

(b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

Complies

Notes – This application does not propose an enlargement and therefore paragraph (b) is not applicable buildings.

(c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse.

Complies

(d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse.

Complies

(e) The enlarged part of the dwellinghouse would extend beyond a wall which -
(i) Forms the principal elevation or
(ii) Fronts a highway and forms a side elevation of the original dwellinghouse. N/A

Notes – This application does not propose an enlargement and therefore
paragraph (e) is not applicable

(f) Subject to Paragraph (g), the enlarged part of the dwellinghouse would have a single storey and extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or 3 metres in the case of any other dwellinghouse, or exceed 4 metres in height.

Complies

Notes - This application does not propose an enlargement and therefore
paragraph (f) is not applicable

(g) For a dwellinghouse not on article 2(3) land nor a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

(I) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(II) exceed 4 metres in height.

Complies

Notes – This application does not propose a larger home extension and paragraph (g) is therefore not applicable.

(h) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.

Complies

Note – This application does not propose an enlargement and therefore
paragraph (h) is not applicable.

(i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.

Complies

Note – This application does not propose an enlargement and therefore
paragraph (i) is not applicable.

(j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would

(I) exceed 4 metres in height
(II) have more than a single storey
(III) or have a width greater than half the width of the original
Dwellinghouse

Complies

Note – This application does not propose an enlargement and therefore paragraph (j) does not apply

(ja) Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

Complies

Note – This application does not propose an enlargement and therefore paragraph (ja) does not apply

(k) it would consist of or include
(i) the construction or provision of a veranda, balcony or raised platform,
(ii) the installation, alteration or replacement of a microwave antenna,
(iii) the installation, alteration or replacement of a chimney, flue or soil and
vent pipe, or
(iv) an alteration to any part of the roof of the dwellinghouse

Complies

Conditions to Class A of the GDPO
Development is permitted by Class A subject to the following conditions –

(a) The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those in the construction of the exterior of the existing dwellinghouse;

Notes - The proposed new windows/doors and alterations to existing fenestration matches the existing windows to the property in style. Therefore, the materials used in all exterior work, are similar in appearance and are therefore acceptable.

(b) Any upper-floor windows located in a wall or roof slope forming a side elevation of the dwellinghouse must 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; and

Complies

Notes – Drawings indicate obscure glazing

(c) Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must be, so far as practicable, be the same roof pitch of the original dwellinghouse

Notes – Not relevant

Assessment (Class B) – Dormer extensions

Class B of Part 1 of Schedule 2 of the GPDO allows for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof, subject to it not being contrary to any of the following criteria:

(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 (changes of use)

Complies

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

Complies

(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

(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

Notes – This is a detached dwelling so paragraph (d)(ii) is engaged. = Total = 32.5 cubic metres

(e) 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, or Complies
(f) The dwellinghouse is on article 2(3) land.

Complies