



Egerton Hall, Chapel Lane, off Ashworth Road,
Heywood, Rochdale, OL11 5NU.

**Certificate of Lawful Development application in
respect of the proposed construction of a single
storey side extension.**

Supporting Planning Statement.

On behalf of Mr G Powell.

August 2025

**SEYMOUR
PLANNING**

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1. Introduction.

- 1.1 This supporting Planning Statement has been prepared by Seymour Planning Ltd on behalf of Mr G Powell in support of an application for a Certificate of Lawful Development in respect of the proposed construction of a single storey side extension at Egerton Hall, Chapel Lane, Ashworth Road, Heywood, Rochdale, OL11 5NU.
- 1.2 The purpose of this Planning Statement is to explain why the proposed extension would be permitted development under Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

2. Site location.

2.1 The application relates to Egerton Hall which is a detached residential dwellinghouse that sits within its own grounds situated on the southern side and fronting onto Chapel Lane. The property is a traditional designed 2 storey stone building with pitched roof over. The property has a side and rear garden area that is enclosed by existing boundary treatments to the south, west, and east. Vehicular access is gained via a driveway to the east of the property.

2.2 The property lies at the western end of a small a row of detached buildings, including St James Church, on the south side of Chapel Lane.

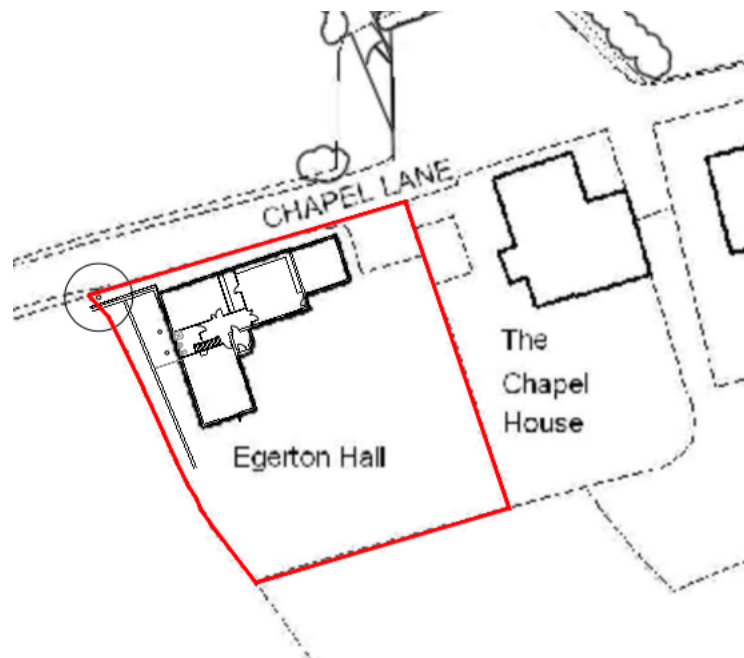


Figure 1: Site location and boundary.

3. Planning History.

3.1 The application site has the following relevant planning history:

- **06/D46799** – Change of use and conversion of public house to one dwelling and erection of one dwelling. Granted 25/8/2006.

4. The Proposal.

4.1 The application site and proposed side extension and outbuilding are shown on submitted plans:

- P249-01 – Location Plan, Site plan and existing elevations.
- P249-02 – Proposed plans and elevations.

4.2 The above plans show that the extension would be of single storey conservatory with a pitched roof. The extension would be constructed from materials to match the existing property.

4.3 The plans identify that:

- The extension, alongside all other non-original outbuildings and extensions at the property, would not exceed 50% of the total area of the curtilage of the dwellinghouse.
- The extension does not exceed the highest part of the roof of the original dwellinghouse.
- The extensions eaves do not exceed the height of the eaves of the original dwellinghouse.
- The building does not project beyond the principal elevation of Egerton Hall.
- The extension is attached to the original elevation of Egerton Hall.
- The extension would have an eaves height that would not be higher than 3m
- The extension would have a maximum height that would be no higher than 4m.
- The extension would not be wider than half the width of the original property.
- The extension would be built from matching materials.

5. Legal Context.

5.1 Section 57 (1) of the Town and Country Planning Act 1990 (the Act) provides, subject to the provisions of that section, that planning permission is required for the carrying out of any development of land.

5.2 Section 58 of the Act sets out that planning permission may be granted in several ways including:

(a) By a development order.

5.3 A development order is made by the Secretary of State. The Town and Country Planning (General Permitted Development) (England) Order 2015 is made subject to Section 59(3) of the Act and is applicable to all land except that for which the Order otherwise excludes.

5.4 In the case of this application planning permission is granted by the Town and Country Planning (Permitted Development) (England) Order 2015 as set out within Class A of Part 1 of Schedule 2.

5.5 The permitted development allowed under **Class A** is as follows:

“A. The enlargement, improvement or other alteration of a dwellinghouse.”

5.6 The above class typically allows for the addition of extensions to the side of a dwellinghouse (subject to the limitations of that Class i.e. development not permitted).

5.7 Section 192 of the Act relates to Certificates of Lawfulness of Proposed Use or Development. At Section 192(1) the Act states that:

“If any person wishes to ascertain whether:

(a) Any proposed use of building or other land; or

(b) Any operations proposed to be carried out, in, on, over or under land would be lawful,

He may make an application for the purpose to the local planning authority specifying the land and describing the use or operation in question.”

5.8 Section 192 (2) of the Act states that:

“If, on application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the applications would be lawful if instituted or begin at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.”

6. Analysis.

6.1 The application property planning history identifies that Egerton Hall retains full permitted development rights (see 06/D46799).

6.2 Egerton Hall therefore benefits from permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015.

6.3 In respect of the works proposed under this application Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 set out development that is not permitted.

6.4 In the case of the proposed side extension development is not permitted by Class A if:

- a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this schedule (changes of use);

(This part does not apply so proposal is compliant.)

- 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);

(Proposal is compliant.)

- 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;

(Proposal is compliant.)

- 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;

(Proposal is compliant.)

- e) The enlarged part of the dwellinghouse would extend beyond a wall which –

- i. Forms the principal elevation of the original dwellinghouse; or

- ii. Fronts a highway and forms a side elevation of the original dwellinghouse;
(Proposal is compliant.)
- f) Subject to paragraph (g), 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 4m metres in the case of a detached dwellinghouse, or 3 meters in the case of any other dwellinghouse, or
 - ii. Exceed 4 metres in height.
(Proposal is compliant.)
- g) For a dwellinghouse not on article 2(3) land nor on 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 house by more than 8 metres in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or
 - ii. Exceed 4 metres in height.
(This part does not apply so proposal is compliant.)
- h) The enlarged part of the dwellinghouse would have more than a single storey and –
 - i. Extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - ii. Be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;
(This part does not apply so proposal is compliant.)
- 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;
(Proposal is compliant.)
- 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, or
- iii. Have a width greater than half the width of the original dwellinghouse;

(Proposal is compliant.)

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)

(Proposal is compliant.)

k) It would consist of or include –

- i. The construction or provision of a verandah, 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 vent pipe, or
- iv. An alteration to any part of the roof of the dwellinghouse.

(Proposal is compliant.)

l) The dwellinghouse was built under Part 20 of this schedule (construction of new dwellinghouses).

(This part does not apply so proposal is compliant.)

6.5 As identified above the proposed extension does **not** breach any of the above restrictions to permitted development.

6.6 The application site does not fall within article 2(3) land.

6.7 The proposed extension walls and roof are to be constructed from materials of a similar finish to those used in the construction of the exterior of the existing dwellinghouse i.e. stone and slate.

6.8 A full description of the proposal is provided in Section 4 (above) and identified on the plans accompanying this application.

6.9 The proposed extension therefore falls within Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Order 2015).

6.10 It is submitted that the proposed extension would therefore be lawful and would not require planning permission.

SUMMARY.

6.11 In accordance with Section 192(2) of the Town and Country Planning Act 1990 it is respectfully requested that a positive Certificate of Lawful Proposed Development should be issued by the Local Planning Authority for the proposed extension as identified on the submitted plans.



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