

Planning Statement in Support of an
Application for a Lawful Development
Certificate (Proposed) for a Single Storey Rear
Extension at 20 Troughbeck Way, Shawclough,
Rochdale, OL12 7AZ

1. Introduction

1.1

This Planning Statement is submitted in support of an application for a Lawful Development Certificate (Proposed) under Section 192 of the Town and Country Planning Act 1990 (as amended). The application seeks confirmation that the proposed single-storey rear extension constitutes permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the GPDO”).

1.2

This statement sets out the relevant site context, describes the proposed development, and assesses the proposal against the limitations and conditions of Class A.

2. Site Description and Planning Context

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The application property is an established C3 dwellinghouse located within a residential area of Rochdale. The dwelling sits within a standard residential curtilage comprising the house, front garden, rear garden, and associated domestic land.

2.2

The property is not located within a Conservation Area, not listed, and not subject to an Article 4 Direction restricting permitted development rights. The site is therefore not Article 2(3) land for the purposes of the GPDO.

2.3

The dwelling has not been subject to any planning conditions or enforcement notices that remove or restrict permitted development rights.

3. Description of the Proposed Development

3.1

The proposal is for the construction of a single-storey rear extension attached to the original rear elevation of the dwellinghouse.

3.2

The key dimensions of the proposed extension are:

- Projection from original rear wall: 3.708 metres
- Width: 7.068 metres

- Maximum height: 3.668 metres
- Eaves height: 2.302 metres
- Roof form: Gable-ended pitched roof
- External materials: To match the existing dwelling in appearance

3.3

The extension will be used as part of the existing residential accommodation. No change of use is proposed.

3.4

No alterations are proposed to access, hard-standing, boundary treatments, or drainage arrangements beyond standard rainwater goods connecting to existing systems.

3.5

The extension occupies significantly less than 50% of the total area of land around the original dwellinghouse, ensuring compliance with the curtilage coverage limitation in Class A.

4. Assessment Against Schedule 2, Part 1, Class A of the GPDO

Class A permits “the enlargement, improvement or other alteration of a dwellinghouse” subject to the following limitations and conditions.

A.1 – Limitations

(a) Development is not permitted if permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Classes M, N, P, PA or Q of Part 3.

The dwellinghouse has not been granted permission under any of these Classes.

The proposal complies.

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

The proposed extension occupies significantly less than 50% of the total curtilage. The proposal complies.

(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.

The proposed maximum height is 3.668m, which is well below the height of the existing main roof ridge. The proposal complies.

(d) The height of the eaves of the enlarged part would exceed the height of the eaves of the existing dwellinghouse.

The proposed eaves height is 2.302m, which is lower than the existing eaves. The proposal complies.

(e) The enlarged part would extend beyond a wall which forms the principal elevation of the original dwellinghouse, or a side elevation that fronts a highway.

The extension is located to the rear and does not project beyond any elevation that fronts a highway. The proposal complies.

(f) For a single-storey rear extension: it must not extend beyond the rear wall of the original dwellinghouse by more than 4 metres (detached dwelling), and must not exceed 4 metres in height.

The proposed projection is 3.708m and the height is 3.668m. The proposal complies.

(g) Relates to larger home extensions requiring prior approval.

Not applicable.

(h) Relates to extensions with more than one storey.

Not applicable.

(i) If within 2 metres of a boundary, the eaves height must not exceed 3 metres.

The proposed eaves height is 2.302m. The proposal complies.

(j) If extending beyond a side elevation, the extension must not exceed 4 metres in height, have more than one storey, or exceed half the width of the original dwellinghouse.

The proposal is to the rear, not the side. Not applicable.

(k) The development must not consist of or include a veranda, balcony, raised platform, microwave antenna, chimney, flue, soil vent pipe, or roof alteration.

None of these elements are included.

A.2 – Article 2(3) Land

A.2 Development is not permitted by Class A if the dwellinghouse is on Article 2(3) land (i.e., Conservation Areas, National Parks, AONBs, the Broads, or World Heritage Sites).

The application site is not located within a Conservation Area, National Park, Area of Outstanding Natural Beauty, the Broads, or a World Heritage Site. It is therefore not Article 2(3) land. The proposal complies.

A.3 – Conditions

A.3(a) The materials used in any exterior work (other than for a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The proposed extension will use external materials that match the existing dwelling in appearance. The proposal complies.

A.3(b) Any upper-floor window located in a wall or roof slope forming a side elevation must be obscure-glazed and non-opening unless the opening parts are more than 1.7m above the internal floor level.

The proposal does not include any upper-floor windows. The proposal complies.

A.3(c) Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The proposal is a single-storey extension, so this condition does not apply. Not applicable.

5. Conclusion

5.1

The proposed single-storey rear extension satisfies all relevant limitations and conditions of Schedule 2, Part 1, Class A of the GPDO.

5.2

The development therefore constitutes permitted development and does not require planning permission.

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Accordingly, the applicant respectfully requests that Rochdale Borough Council issues a Lawful Development Certificate (Proposed) confirming the lawfulness of the proposed extension under Section 192 of the Town and Country Planning Act 1990.