

Officer Report

Case Reference: PL/2026/0006
Location: 17 TEXTILE CLOSE, HOLLINS, MIDDLETON,
MANCHESTER, M24 6FD
Proposal: Application for a certificate of lawfulness for a single storey
rear extension including roof lights
Recommendation: Permitted Development
Officer: Aimee Bovaird

Location and Proposal

The application relates to 17 Textile Close, Middleton. This is a detached two storey dwelling that benefits from off street parking and a rear garden.

The site is within the Defined Urban Area.

A certificate of lawfulness is sought for a single storey rear extension including rooflights.

Is the proposal wholly within the curtilage of the dwellinghouse? Yes

Relevant History:

18/01300/REM - Submission of reserved matters pursuant to outline planning permission 15/01183/OUT relating to the appearance, landscaping, layout and scale for the erection of 103 dwellings. GRANT

12. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking, re-enacting or modifying that Order, no rear/side extensions shall be constructed to the dwellings on identified driveway areas and no outbuildings shall be erected on identified driveway areas at Plots 3-6, 8, 11-14, 16, 19-21, 23-26, 28-29, 31, 34-35, 39, 45-47, 49, 51, 56-57, 67, 71, 74, 77-78, 83-84, 87, 91-94, 97-98 inclusive (as identified on the approved site layout plan ref. 20218-PL01 rev. R) without the express permission of the Local Planning Authority.

Reason: To ensure adequate provision for off street car parking is retained in accordance with the requirements of policies DM1, T1 and T2 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development Supplementary Planning Document and the National Planning Policy Framework.

No. 17 Textile Close is plot 32.

Permitted Development Rights removed? No

Representations

In accordance with the Council's code for publicity for this type of application, no letters of notification have been issued.

Legislation and Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Permitted development rights for householders – Technical Guidance (September 2019)

Assessment (Class A)

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, PA or Q of Part 3 of the GPDO

✓ Complies

Does Not Comply

(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

Does Not Comply

(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

Does Not Comply

(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

Does Not Comply

(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.

✓ Complies

Does Not Comply

(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 exceed 4 metres in height.

✓ Complies

Does Not Comply

(g) For a dwellinghouse not on article 2(3) land or 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

Does Not Comply

Not applicable

Note – 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

Does Not Comply

Not applicable

Note – This application does not propose an extension with more than a single storey and paragraph (h) is therefore 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

Does Not Comply

(j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would exceed 4 metres in height, have more than a single storey or have a width greater than half the width of the original dwellinghouse; or

✓ Complies

Does Not Comply

(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

Does Not Comply

(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

Does Not Comply

(A.2) In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –

(a) it would consist of or include the cladding of any part of the exterior of

the dwellinghouse with stone, artificial stone, pebble dash, render,

timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse would extend beyond a wall

forming a side elevation of the original dwellinghouse;

(c) the enlarged part of the dwellinghouse would have more than a single

storey and extend beyond the rear wall of the original dwellinghouse;

or

(ca) 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 (b) and (c)

✓ Complies

Does Not Comply

Conditions

Paragraph A.3 of the above order stipulates that 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 used in the construction of the exterior of the existing dwellinghouse;

✓ Complies

Does Not Comply

Details not provided

b. Any upper-floor window 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

Does Not Comply

Details not provided

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

✓ Complies

Does Not Comply

Details not provided

Assessment (Class C)

Class C of Part 1 of Schedule 2 of the GPDO allows for any other alteration to the roof of the dwellinghouse 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 (change of use)

✓ Complies

Does Not Comply

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

✓ Complies

Does Not Comply

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

✓ Complies

Does Not Comply

(d) it would consist of or include-

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

✓ Complies

Does Not Comply

Conditions (Class C)

Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be -

(a) obscure-glazed; and

(b) 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

Does Not Comply

Details Not Provided

Recommendation: Permitted Development

Approval Reason(s) (1)

- 1 The proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Class A and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and a certificate of lawfulness can be issued.

Informatives (1)

- 1 INFORMATIVE: This Decision Notice relates to the following drawings and documents:
Location Plan - Rear Single Storey Extension Proposed Section and Building
Specification HC-25665(20)-05 Rev A - Rear Single Storey Extension Structural Details
Specification HC-25665(20)-04 Rev A - Rear Single Storey Extension Drainage,
Foundation and Slab Structural Details HC-25665(20)-03 - Rear Single Storey Extension
Proposed Plans and Elevations HC-25665(20)-02 -