

Officer Report

Case Reference: 25/01178/CPL
Location: 5 ACER CLOSE, ROCHDALE, OL11 5NS
Proposal: Certificate of lawfulness for proposed conversion of garage to garden room
Recommendation: Permitted Development
Officer: Majid Mir

Site Description

The application relates to number 5 Acer Close; a detached bungalow located at the end of a cul-de-sac in a residential development. The dwelling is adjacent to numbers 7 Acer Close (Northeast) and 3 (southwest) and faces the highway to the southeast. To the rear is greenfield land which is identified as Greenspace Corridor.

The garage for which this application relates, is located to the rear of the property.

Proposal

The application seeks to a Certificate of Lawfulness for the conversion of the detached garage and use it as a garden room. The external alterations would consist of replacing the garage door to the front with a window and door, blocking existing window and door on the side elevation and installation of new double patio doors on the rear elevation.

Relevant Planning and Enforcement History

85/D18615 - Residential Development - 84 Dwellinghouses. Decision: Approve with conditions.

88/D21978 - Residential Development - 32 No. Dwellinghouses And 19 No. Bungalows. Decision: Approve with conditions.

93/D29124 - Conservatory Extension To Rear Of Dwelling. Decision: Approve with conditions.

PD Rights Removed?

No

Legislation and Guidance

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

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

Publicity

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

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

(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

(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.

Complies

Note – The application does not propose an enlargement.

(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

Note – The application does not propose an enlargement.

(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

Note – The application does not propose an enlargement.

(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 – The application does not propose an enlargement.

(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 – The application does not propose an enlargement.

(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

Note – The application does not propose an enlargement.

(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 – The application does not propose an enlargement.

(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

- The plans do not include a balcony or raised platform
- The plans do not include the alteration of a microwave antenna
- The plans do not include the alteration or installation of a soil and vent pipe.
- The plans do not include the alteration to part of the roof of the dwellinghouse.

Finally, 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

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

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

Note – The application does not propose an enlargement.

Recommendation:

The proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Classes A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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, Classes A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives (1)

For the avoidance of doubt, the decision relates to the following drawings:-

1

- Site Location Plan
- Location Plan, Block Plan, Existing and Proposed Floor Plan, Existing Proposed Elevations and Section Through. Dated December 2025.