

Officer Report

Case Reference: PL/2026/0103
Location: 20 TROUGHBECK WAY, ROCHDALE, OL12 7AZ
Proposal: Certificate of lawfulness for a proposed single-storey rear extension
Recommendation: Permitted Development
Officer: Majid Mir

SITE DESCRIPTION AND CONTEXT

The application relates to number 20 Troughbeck Way, a two-storey detached dwelling located at the end of a cul-de-sac in a residential development. The dwelling is adjacent to number 18 to east and number 22 to the west. The dwelling faces north towards numbers 11 and 9 Troughbeck Way. To the rear is greenfield land with numerous trees planted on it.

PROPOSAL

The application seeks to a Certificate of Lawfulness for the construction of a single storey rear extension.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

09/D52767 - Outline Application (Including Means Of Access And Layout) For The Erection Of 19 Dwellings. Decision: Appeal allowed.

11/D54177 - Erection Of 19 Detached Dwellings. Decision: Approve with conditions.

DC00506 - Submission Of Details To Comply With Conditions 3, 5, 6, 7, 10, 11, 13, 15, And 16 On Planning Permission 11/D54177. Decision: Request completed.

13/00759/DOC - Submission of details to comply with condition 6 on planning permission 11/D54177. Decision: Request completed.

13/01100/DOC - Submission of details to comply with condition 6 on planning permission 11/D54177. Decision: Request completed.

14/00323/DOC - Submission of details to comply with condition 6 on planning application 11/D54177. Decision: Request completed.

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 of the original dwellinghouse or

(ii) Fronts a highway and forms a side elevation of the original dwellinghouse.

Complies

(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 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height.

Complies

(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

(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 being enlarged which is opposite the rear wall of the dwellinghouse.

Complies

(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

(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; or

Complies

(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

(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

(l) The dwellinghouse is built under Part 20 of the GPDO (construction of new dwellinghouses).

Complies

(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; or

(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

(d) 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

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, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Complies

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

Informatives (1)

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

OS Site Plan

Existing & Proposed Plans & Elevations. Drawing number: 2018/75-01. Revision: C

General Notes. Drawing number: 2018/75-02. Revision: C

General Notes. Drawing number: 2018/75-03. Revision: C

Planning Statement