

APPLICATION NUMBER: 22/01524/CPL

Application Number:	22/01524/CPL
Location:	18 Woodgate Avenue Rochdale OL11 4DW
Proposal:	Application for a certificate of lawfulness for a proposed rear dormer extension
Applicant:	Mr John Pickersgill
Case Officer:	Chelsea Petrillo
Recommendation:	Grant

Location

The application relates to 18 Woodgate Avenue, a single-storey semi-detached bungalow situated on a corner plot located in the Bamford Ward of Rochdale. The property adjoins to 4 Cambridge Avenue to the west and sits adjacent to 23 Woodgate Avenue. The rear boundary of curtilage borders the Cambridge Avenue highway. The property benefits from a generous front garden as well as a detached garage to the rear.

Description of Proposal

A certificate of lawfulness is sought for a proposed rear dormer within the site curtilage (See dormer volume calculation for measurements).

Is the proposal wholly within the curtilage of the dwellinghouse?	Yes
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Relevant History:

97/D34694 Private Detached Double Garage – GRANT SUBJECT TO CONDITIONS 24.10.1997

Permitted Development Rights removed?	Cannot locate original permission
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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 B)

Class B of Part 1 of the Schedule to the GPDO allows for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof 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) Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

☒ **Complies**

☐ **Does Not Comply**

- (c) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and front a highway;

☒ **Complies**

☐ **Does Not Comply**

- (d) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than-
- (i) 40 cubic metres in the case of a terrace house, or
 - (ii) 50 cubic metres in any other case;

☒ **Complies**

☐ **Does Not Comply**

Dormer Volume Calculation

Height (m)	2.4m
Depth (m)	3.9m
Length (m)	5.3m
Total (m³)	24.80m³

- (e) It would consist of or include –
- (i) The construction or provision of a veranda, balcony or raised platform, or
 - (ii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

☒ **Complies**

☐ **Does Not Comply**

(f) The dwellinghouse is on article 2(3) land.

☒ **Complies**

☐ **Does Not Comply**

Conditions (Class B)

Development is permitted by Class B subject to the following conditions –

(a) The materials used in any exterior work 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) The enlargement must be constructed so that –

(i) Other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension

(aa) The eaves of the original roof are maintained or reinstated; and

(bb) The edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) Other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

☒ **Complies**

☐ **Does Not Comply**

☐ **Details not provided**

(c) Any window inserted on 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

☒ **Complies**

☐ **Does Not Comply**

☐ **Details not provided**

Recommendation: Grant

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

Notes for applicant

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

- P239-001 EXISTING FLOOR PLANS AND ELEVATIONS
- P239-002 PROPOSED FLOOR PLANS AND ELEVATIONS
- P239-003 LOCATION PLAN
- P239-004 EXISTING SITE PLAN
- P239-005 PROPOSED SITE PLAN

	Date	Officer
Report Completed	12.01.23	Signed: C.Petrillo
Authorisation	27.01.23	Signed: A.Truman

Report Author Chelsea Petrillo