

Application Number:	23/00151/CPL
Location:	5 Torver Drive, Middleton, M24 4FP
Proposal:	Application for a certificate of lawfulness for proposed rear dormer including alteration of roof from hip to gable
Applicant:	Mrs Olukemi Amusa
Case Officer:	Bob Melling
Recommendation:	Grant

Location

This application refers to no.5 Torver Drive, a two storey, semi-detached dwelling located on a small cul-de-sac of similar dwellings in Middleton.

Description of Proposal

The application seeks a certificate of lawfulness for a proposed rear dormer extension and a hip to gable loft conversion.

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

N/A

Permitted Development Rights removed?	No
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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**

Officer's calculations

Dormer Volume Calculation

Height (m)	2.53
Depth (m)	3.68
Length (m)	5.18
Total (m³)	24.11

Hip to Gable Volume Calculation

Gable End Height (m)	2.87
Gable End Width (m)	7.89
Depth (m)	3.99
Total (m³)	15.06

= 39.17m³

- (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**

The submitted plans indicate that the hip to gable conversion is to be constructed in brickwork to match the host dwelling, the dormer walls hung in terracotta vertical tiles to match the existing terracotta roof tiles and the window frames in white UPVC to match existing.

- (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**

There is a 0.31m gap from eaves to edge of the dormer enlargement and the other element of the proposal is a hip-to-gable enlargement.

- (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:-

- Existing Site Block And Location Plan. Drg no. 692-01
- Existing First Floor Plan. Drg no. 692-03
- Existing Loft Floor Plan. Drg no. 692-04
- Existing Roof Plan. Drg no. 692-05
- Existing Elevations. Drg no. 692-06
- Proposed Loft Floor Plan. Drg no. 692-10C
- Proposed Dormer First Floor Plan. Drg no. 692-13
- Proposed Dormer Roof Plan. Drg no. 692-14
- Proposed Dormer Elevations. Drg no. 692-16

	Date	Officer
Report Completed	10/03/2023	Signed: BM
Authorisation	13/03/2023	Signed: RC

Report Author Bob Melling