

APPLICATION NUMBER: 25/00364/CPL

Application Number:	25/00364/CPL
Location:	114 Kingsway, Middleton, Rochdale, M24 1HN
Proposal:	Certificate of lawfulness for a proposed rear dormer
Applicant:	Mr Kyle Warner
Case Officer:	Aimee Bovaird
Recommendation:	Approve

CHECKED AND SIGNED OFF BY: RK**DATE: 05/06/2025****Location**

The application relates to no.114 Kingsway, Middleton, a detached bungalow in the Defined Urban Area. The dwelling is situated in a large plot of land and is accessed off Kingsway Road. The dwelling benefits from off street parking, front and rear garden.

Description of Proposal

A certificate of lawfulness is sought for a rear dormer.

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 (Sept 2019)

Assessment (Class B)

The proposed development consists adding a rear dormer, this is assessed below.

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 fronts 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 = $(8.5 \times 4.68 \times 2.49)/2$

Total = 49.5m^3

- (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;

☒ Complies measure

☐ 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: Approve

The proposal constitutes permitted development by virtue of compliance with the requirements of Class B of Part 1 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:-

- Proposed Site Plans
- Proposed Elevations and Floor Plan 3094 – 02

	Date	Officer
Report Completed	03/06/25	Signed: AB
Authorisation	05/06/2025	Signed: RK

Report Author Aimee Bovaird