

Application Number:	23/00461/CPL
Location:	75 Worsley Street, Rochdale, OL16 5DJ
Proposal:	Proposed rear dormer
Applicant:	Mr Zeshan Mahmood
Case Officer:	Sam Yuen
Recommendation:	Grant

CHECKED AND SIGNED OFF BY: RK DATE: 07/07/2023

Location

The application relates no. 75 Worsley Street, a two-storey end terrace dwelling located in Kingsway. The dwelling is adjoined by no. 77 Worsley Street to the east, adjacent to Clover Garage to the south, and faces the highway to the south. The rear boundary of the curtilage backs onto Network Rail tracks to the north.

Description of Proposal

Certificate of lawfulness is sought for a rear dormer which measures approx. 4.05m in length, approx. 1.92m in height and approx. 3.4m in depth.

The proposed dormer would be constructed from materials matching the existing slate roof.

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

20/01522/HOUS - Proposed double storey side extension – Withdrawn

23/00460/HOUS - Double storey rear and single storey front extension with the insertion of a new window to the side elevation – Application submitted alongside 23/00461/CPL – To be determined as of date of report.

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

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)	1.92
Depth (m)	3.4
Length (m)	4.05
Total (m³)	13.22

(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:-

- Location Plan
- Existing Site Plan, Floor Plans and Elevations – Drawing No. B 1683/1
- Proposed Site Plan and Floor Plans – Drawing No. B 1638/2
- Proposed Elevations – Drawing No. B 1683/3

	Date	Officer
Report Completed	22/06/2023	Signed: SY
Authorisation	07/07/2023	Signed: RK

Report Author Sam Yuen