

Delegated Officer Report

Application Number:	25/00754/CPL
Location:	857 Rochdale Road, Middleton, M24 2RA
Proposal:	Proposed hip to gable and dormer loft conversion
Applicant:	Lewis Crichton
Case Officer:	Claire Ringwood
Recommendation:	GRANT

SITE

The application relates to 857 Rochdale Road which is a two-storey semi-detached property located on the west side of Rochdale Road. The property is located within a row of residential properties and has an arched double bay window to the front and a hipped roof. The properties within the row have long rear gardens and are set back from the road. The property has a single storey rear extension and decking with steps down to the rear garden (planning permission 20/01186/HOUS). The All in One Garden Centre was on the opposite side of the road but this has now been demolished.

The property is located within the Green Belt (Policy G/D/2).

PROPOSAL

Permission is sought for a hip-to-gable roof extension together with the erection of a flat roof rear dormer. The proposal would provide a master bedroom and en-suite. Two rooflights are proposed to the front roof slope and two windows within the rear dormer (one full height double window and one smaller window). Proposed materials include brick and tiles to match the existing property. The dormer measures 5.8m (width) x 3.8m (depth) x 2.4m (height).

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

20/01186/HOUS - Single storey rear extension with area of raised decking and alterations to fenestration on existing side elevation on first floor. Approved 24/11/2020.

Permitted Development Rights removed?	Original permission not located
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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 & GUIDANCE

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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)	2.4
Depth (m)	3.8
Length (m)	5.8
Total (m ³)	26.45

Hip to Gable Volume Calculation

Gable End Height (m)	2.9
Gable End Width (m)	7.7

Depth (m)	3.9
Total (m³)	16.32

Total = 42.77 cubic metres

(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**

Assessment (Class C)

Class C of Part 1 of Schedule 2 of the GPDO allows for any other alteration to the roof of the dwellinghouse subject to it not being contrary to any of the following criteria:

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

☒ **Complies**

☐ **Does Not Comply**

- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

☒ **Complies**

☐ **Does Not Comply**

- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

☒ **Complies**

☐ **Does Not Comply**

- (d) it would consist of or include-
- (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

- (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

☒ **Complies**

☐ **Does Not Comply**

Conditions (Class C)

Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be –

- (a) obscure-glazed; and
- (b) 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 and C 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:-

- Site Location Plan
- Drawing No: 20.2309.10 – Existing Details
- Drawing No: 20.2309.11 – Existing Elevations & Section 1-1
- Drawing No: 20.2309.SC1.1B – Proposed Details
- Drawing No: 20.2309.SC1.2D – Proposed Elevations

Location Plan



	Date	Officer
Report Completed	16/09/2025	Signed: Claire Ringwood
Authorisation	18/09/2025	Signed: RC

Report Author Claire Ringwood