APPLICATION NUMBER: 20/01234/CPL

Application Number:	**20/01234/CPL**
Location:	21 Highfield Drive, Middleton, M24 1DJ
Proposal:	Application for a Certificate of lawfulness for hip to gable dormer loft conversion. New porch extension to front of dwelling.
Applicant:	Mr and Mrs Temple
Case Officer:	Emily Sykes
Recommendation:	**Grant**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

The proposal refers to no.21 Highfield Drive, a two storey semi-detached property located in East Middleton. The dwelling is north-east facing on to the highway, adjoining to no.23 to the north-west and adjacent to no.19 to the south-west. The property benefits from a detached outbuilding to the rear of the property and a single storey side extension on the south-west side elevation of the property.

Description of Proposal

The proposal refers to an application for a certificate of lawfulness for a hip to gable dormer loft conversion. This application also features a new porch extension to the front of the dwelling, following the demolition of the existing porch.

Relevant History

None Applicable

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 (April 2017)

Assessment (Class B) – Hip to gabel dormer loft conversion

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**

The cubic content of the roof space would increase by 35.58m^3, which complies with the conditions for a semi-detached dwelling. The calculations for this are listed below.

Dormer Volume Calculation

Height (m)	**2.4**
Depth (m)	**3.5**
Length (m)	**5.85**
Total (m^3)	**24.57**

Hip to Gable Volume Calculation

Gable End Height (m)	**2.7**
Gable End Width (m)	**3.4**
Depth (m)	**7.85**
Total (m^3)	**12.01**

(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;

(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

(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

Assessment (Class D) – New porch extension to front of dwelling

Class D of Part 1 of the Schedule to the GDPO allows for the erection or construction of a porch outside any external door of a 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 ground area (measured externally) of the structure would exceed 3 square metres

☑ **Complies**

☐ **Does Not Comply**

The proposed new porch extension will be 2.97 square metres.

c) Any part of the structure would be more than 3 metres above ground level

☑ **Complies**

☐ **Does Not Comply**

The proposed new porch extension will be 2.95m above ground level.

d) Any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway

☑ **Complies**

☐ **Does Not Comply**

The proposed development will be approximately 6.25m from the highway.

Recommendation: Grant

The proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Class B and Class D 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 (334-01)
- Existing Ground Floor Plan (334-02)
- Existing First Floor Plan (334-03)
- Existing Loft Floor Plan (334-04)
- Existing Roof Plan (334-05)
- Existing Elevations (334-06)
- Proposed Site, Block and Location Plan (334-07)
- Proposed Ground Floor Plan (334-08)
- Proposed Floor Plan (334-09)
- Proposed Loft Floor Plan (334-10)
- Proposed Roof Plan (334-11)
- Proposed Elevations (334-12)

	Date	**Officer**
Report Completed	16/10/2020	Signed: Emily Sykes
Authorisation	19/10/2020	Signed: Emily Sykes

Report Author Emily Sykes