

Application Number:	24/01265/CPL
Location:	4 Oulder Mount, Oulder Hill, Rochdale, OL11 5LL
Proposal:	Certificate of lawfulness for a proposed rear dormer extension
Applicant:	Michael Dupelycz
Case Officer:	Bob Melling
Recommendation:	Refuse

CHECKED AND SIGNED OFF BY: RC

DATE: 13.03.25

Location

The application relates to no. 4 Oulder Mount, a detached, split-level dwelling which occupies a corner plot on the inside of a ninety degree bend in the road. The principal elevation of the dwelling faces the highway to the east. The site is abutted by a variety of dwellings including terraced and detached houses of a traditional and modern form, with the land through the site sloping upwards from east to west which allows for a lower level garage to be incorporated into the existing property which is accessed from the front (east) of the property. The dwelling to the south (no. 2) has a similar lower level garage.

Description of Proposal

A certificate of lawfulness is sought for a flat roof dormer to the side roof slope of the host dwelling. It measures approximately 3.38m in length, 1.31m in height and 0.85m in depth. It would be finished in grey uPVC cladding (Figure 1).



Figure 1 - Image of proposed dormer from ground level

Is the proposal wholly within the curtilage of the dwellinghouse?

Yes

Relevant History:

19/00334/HOUS	Single storey side extension - Granted STC (June 2019) <i>Implemented but not built in accordance with plans.</i>
14/01057/HOUS	First floor extension to rear of dwelling – Granted STC (November 2014) <i>Not implemented.</i>
04/D44670	First Floor Side Extension To Dwelling And Alterations To Roof – Granted STC (January 2005) <i>Not implemented.</i>
83/D16155	Residential Development One Dwellinghouse With Detached Garage - Granted STC (February 1984)
83/D15193	Residential Development For One Detached Dwellinghouse - Refused (July 1983)

Permitted Development Rights removed?

No

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)

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**

Note: The host dwelling comprises an existing side extension which contributes to the roof space of the original dwelling. Therefore, the following volume calculations will take into consideration the volume of the roof space of the existing extension, which is approximately 12.23m³.

Dormer Volume Calculation

Height (m)	1.31
Depth (m)	0.85
Length (m)	3.38
Total (m³)	1.88

Total volume (approx.) = 14.11m³

- (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

Note: The Permitted Development Rights for Householders: Technical Guidance (2019) sets out that the materials used for facing a dormer should appear to be of a similar colour and design to the materials used in the main roof of the house when viewed from ground level. The proposals show the use of grey uPVC cladding which would not comply.

- (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**

Note: The proposed dormer window would form a side elevation of the dwellinghouse and would not be obscurely glazed or non-opening to the required standard.

Recommendation: Refuse

The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that materials used in the exterior of the proposed rear dormer would not be of a similar appearance to those used in the roof of the host dwelling and the dormer window would form a side elevation of the dwellinghouse and would not be obscurely glazed or non-opening to the required standard.

Notes for applicant:

For the avoidance of doubt, the decision relates to the following drawings:-

- Location Plan
- Block Plan
- Construction of Dormer Roof to South Elevation (Existing Plans, elevations & location plan). Drg no. P01
- Construction of Dormer Roof to South Elevation (Proposed Plans, elevations & location plan). Drg no. BREG02A

	Date	Officer
Report Completed	04/03/2025	Signed: BM
Authorisation	13/03/2025	Signed: RC

Report Author Bob Melling