

Application Number:	24/00242/CPL
Location:	32 Warwick Road, Middleton, Rochdale, M24 1HX
Proposal:	Certificate of lawfulness for proposed rear dormer, demolition of existing conservatory and alterations to fenestration to the rear and new obscured window to gable end
Applicant:	Mr and Mrs Rick and Chris Haley
Case Officer:	Hamish Rigg
Recommendation:	Grant

Location

The application relates to 32 Warwick Road, a semi-detached bungalow on a residential estate in Middleton. Warwick Road is comprised of bungalows of a similar design and material palette, many of which have dormer extensions to the front and/or rear.

The applicant property is adjoined by no. 30 to the north and sits adjacent to no. 34 to the south. No. 30 faces east, overlooking the highway and no. 45. The rear boundary of the curtilage faces west and borders the rear boundary of 8 Alcester Close.

Description of Proposal

Permission is sought for a rear flat-roof dormer extension, including two rear windows, and comprised of vertically hung grey tiles, an EDM rubber roof, and UPVC windows. The dormer would measure approx. 2.7m in height, 6.2m in width, and 4.8m in depth, with a total volume of 40.2 cubic metres.

Other alterations include the demolition of the existing conservatory and the instillation of bi-folding doors and a double window at ground-floor level to the rear. A single window is proposed at first-floor level on the southern gable end.

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

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 (September 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**

Dormer Volume Calculation

Height (m)	2.7
Depth (m)	4.8
Length (m)	6.2
Total (m³)	40.18

(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:-

- Proposed loft plan: 818-08
- Proposed roof plan: 818-09
- Proposed elevations: 818-10
- Proposed ground floor plan: 818-07
- Proposed site and block: 818-06

	Date	Officer
Report Completed	04/04/2024	Signed: Hamish Rigg
Authorisation	17/04/2024	Signed: Ryan Killeen

Report Author Hamish Rigg