

Class A – Larger Homes Extension

Application Number:	25/00979/HH42
Location:	13 Twinegate, Rochdale, OL12 6DW
Proposal:	Prior approval for a proposed single storey rear extension measuring 7.2m from the original dwelling (with a maximum height of 2.9m and height to eaves to 2.9m)
Applicant:	Mr Perwaiz Shakeel
Case Officer:	Bob Melling
Recommendation:	Refuse

CHECKED AND SIGNED OFF BY: **AC** **DATE: 05.11.25**

Site Description

The application relates to no. 13 Twinegate, a two storey, detached dwellinghouse located on a modern residential estate to the north of Rochdale Town Centre. The application property is adjacent to nos. 11 (east) and 15 (west). The application property has an existing first floor and two storey side extension to which the extension proposed under the current application would be joined (application reference 09/D52114).



Figure 1 - Existing and Proposed Plans for Previous Extension

Neighbours Notified:

11 Twinegate, Rochdale, OL12 6DW

15 Twinegate, Rochdale, OL12 6DW

Is the proposed development wholly within the curtilage of the dwellinghouse?	Yes			
History - Permitted Development Rights removed?	No (application ref: 96/D33849)			
Publicity	Neighbour letters expired?	Y	Responses received?	N

Prior Notification of a Proposed Larger Home Extension – Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 1 (Class A.1).

Description of Proposed Development

The Host Dwelling is: Detached ☒ Other ☐

How far will the proposed extension extend beyond the rear wall of the original dwelling house measured externally:

What will be the maximum height of the proposed extension measured externally from the natural ground level:

Assessment (Class A)

Class A of Part 1 of Schedule 2 of the GPDO allows for the enlargement, improvement or other alteration of a house 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 or Q of Part 3 of this Schedule (changes of use)

☒ **Complies**

☐ **Does Not Comply**

- b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

☒ **Complies**

☐ **Does Not Comply**

- c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- e) The enlarged part of the dwellinghouse would extend beyond a wall which—
- (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- g) For a dwellinghouse not on article 2(3) land or a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –
- a. extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, **or**
 - b. exceed 4 metres in height;

☒ **Complies**

☐ **Does Not Comply**

The host dwelling is detached and therefore eligible for an 8m extension. The plans indicate a projection of 7.2m and a maximum height of 2.9m.

- h) the enlarged part of the dwellinghouse would have more than one storey and—
- i. extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres:

☐ **Complies**

☒ **Does Not Comply**

NOTE: The proposed development would be joined to a previous two storey extension. On this basis, the total enlargement be within 2 metres of the boundary of curtilage and the height of the eaves would exceed 3 metres.

- j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would:
- i. Exceed 4 metres in height;
 - ii. Have more than a single storey, or
 - iii. Have a width greater than half the width of the original dwellinghouse

☒ **Complies**

☐ **Does Not Comply**

- ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

☐ **Complies**

☒ **Does Not Comply**

The proposal would be joined to an existing enlargement and would exceed the limits set out in sub-paragraph (i).

- k) It would consist of or include-
- i) The construction or provision of a verandah, balcony or raised platform
 - ii) The installation, alteration or replacement of a microwave antenna
 - iii) The installation, alteration or replacement of a chimney, flue, soil and vent pipe
 - iv) An alteration to any part of the roof of a dwellinghouse

☒ **Complies**

☐ **Does Not Comply**

- l) Is the dwellinghouse on Article 2(3) land or on a Site of Special Scientific Interest?

☒ **Complies**

☐ **Does Not Comply**

☐ A.3 Development is permitted by Class A subject to the following conditions—

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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**

☐ The development has not begun on site prior to -

- a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
- b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
- c) the expiry of 42 days following the date on which the information referred to in paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.

☒ **Complies**

☐ **Does Not Comply**

Decision: Refuse

The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (i) and (ja) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the proposed development would be joined to an existing two storey extension that is within 2 metres of the boundary of curtilage with a height to eaves in excess 3 metres.

Informative:

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

Location Plan

Existing Site Plan

Proposed Site Plan

Sheet 1 – Existing Plans and Elevations. Dated July 2025

Sheet 2 – Proposed Plans and Elevations. Dated July 2025

Report Author Bob Melling