

Application Number:	25/00988/CPL
Location:	11 Rhos Avenue, Middleton, Rochdale, M24 1EG
Proposal:	Certificate of lawfulness for a proposed rear dormer including forward facing velux rooflights
Applicant:	Mr Daniel Holland
Case Officer:	Sam Yuen
Recommendation:	Grant

CHECKED AND SIGNED OFF BY: AC

DATE: 30/10/2025

Location

The application relates to no. 11 Rhos Avenue, a two-storey semi-detached dwelling located in Alkrington. The dwelling is adjoined by no. 13 Rhos Avenue to the east, adjoined by no. 9 Rhos Avenue to the west, and faces the highway to the south.

Description of Proposal

Planning permission is sought for a flat roof dormer to the rear roof slope of the dwelling. It measures 5.31m in length, 2.67m in height and 3.95m in depth and would be constructed in matching vertically hung tiles.

Is the proposal wholly within the curtilage of the dwellinghouse?

Yes

Relevant History:

25/01002/HOUS - Single storey side extension including alteration to fenestration and roof lights following demolition of existing side extension – To be determined at the time of writing

82/D14426 - Pitched Roofs To Garage And Kitchen - Grant subject to conditions

Permitted Development Rights removed?

Cannot locate original permission

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**

Dormer Volume Calculation

Height (m)	2.67
Depth (m)	3.95
Length (m)	5.31
Total (m³)	28.00

- (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**

Note: The proposed development does not comprise of any window to the roof slope forming a side elevation of the host dwelling.

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:-

- Location Plan – received 25/09/2025
- Location Plan and Proposed Site Plan – drawing no. 1011-07 received 25/09/2025
- Existing Loft Floor Plan – drawing no. 1011-04 received 25/09/2025
- Existing Roof Plan – drawing no. 1011-05 received 25/09/2025
- Existing Elevations – drawing no. 1011-06 received 25/09/2025
- Proposed Loft Floor Plan – drawing no. 1011-10 received 25/09/2025
- Proposed Roof Plan – drawing no. 1011-11 received 25/09/2025
- Proposed Elevations – drawing no. 1011-13 received 25/09/2025

	Date	Officer
Report Completed	27/10/2025	Signed: SY
Authorisation	30/10/2025	Signed: AC

Report Author Sam Yuen