

Application Number:	24/01013/CPL
Location:	25 Warwick Road, Middleton, M24 1HU
Proposal:	Certificate of lawfulness for a rear dormer, roof lights to front elevation and alterations to fenestration to front and side elevations
Applicant:	Mr Matthew Purnell
Case Officer:	Bob Melling
Recommendation:	Grant

CHECKED AND SIGNED OFF BY: RC

DATE: 05/11/24

Location

The application relates to no. 25 Warwick Road, a semi-detached bungalow located in Middleton. The dwelling faces the highway to the south, adjoins no. 27 Warwick Road to the east and is adjacent to no. 23 Warwick Road to the west. The rear boundary of the curtilage borders the rear gardens of nos. 100 and 102 Kingsway.

Description of Proposal

Certificate of lawfulness is sought for a rear dormer, roof lights to the front roof slope and alterations to fenestration to the front and side elevations.

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

<u>24/00930/HH42</u>	Prior approval for a proposed single storey rear extension measuring 3.94m from the original dwelling (with a maximum height of 2.70m and height to eaves to 2.70m) – Pending Determination
<u>24/00808/HOUS</u>	Single storey rear extension and application of render to all existing elevations – Pending Determination
<u>24/00715/CPL</u>	Certificate of lawfulness for a proposed single storey rear extension – Grant (September 2024)

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).

Assessment (Class A)

Class A of Part 1 of the Schedule to the GPDO allows for general alterations such as new windows and doors.

The proposed removal of the existing side window and replacement of the existing front door would be constructed in white uPVC to match existing and would comply with the criteria and conditions of Class A.

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 fronts 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**

Officer's calculations - Dormer Volume Calculation

Height (m)	2.34
Depth (m)	4.47
Length (m)	6.56
Total (m³)	34.31

(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**

The face and side of the dormer would be clad in hung tiles to match the main roof and the windows would be finished in white uPVC.

(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;

☒ **Complies**

☐ **Does Not Comply**

☐ **Details Not Provided**

The edge of the enlargement would measure approx. 0.45m to the edge of the eaves.

(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, Classes A, 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. Dated 11/10/2024
- Site, Block And Location Plan. Drg no. 889-101
- Existing Ground Floor Plan. Drg no. 889-102

- Existing Loft Floor Plan. Drg no. 889-103
- Existing Roof Plan. Drg no. 889-104
- Existing Elevations. Drg no. 889-105
- Proposed Site, Block And Location Plan. Drg no. 889-106
- Proposed Ground Floor Plan. Drg no. 889-107
- Proposed Loft Floor Plan. Drg no. 889-108
- Proposed Roof Plan. Drg no. 889-109
- Proposed Elevations. Drg no. 889-110A

	Date	Officer
Report Completed	29/10/2024	Signed: BM
Authorisation	05/11/2024	Signed: RC

Report Author Bob Melling