

Application Number:	25/00690/CPL
Location:	4 Severn Drive, Milnrow, Rochdale, OL16 3ET
Proposal:	Certificate of lawfulness for proposed dormer on both side elevations
Applicant:	Mr Robert Summerfield
Case Officer:	Sam Yuen
Recommendation:	Grant

CHECKED AND SIGNED OFF BY: RK

DATE: 01/09/2025

Location

The application relates to no. 4 Severn Drive, a detached bungalow located in a residential suburb in Milnrow. The dwelling is adjacent to no. 2 Severn Drive to the west, adjacent to no. 6 Severn Drive to the east, and faces the highway to the north. The rear curtilage boundary backs onto the side curtilage boundary of no. 23 Newfield View to the south.

Description of Proposal

Certificate of lawfulness is sought for two flat roof dormers on the west and east-facing roof slope respectively. Both dormers measure 8.29m in width, 2.05m in height and 2.87m in depth.

Is the proposal wholly within the curtilage of the dwellinghouse?

Yes

Relevant History:

24/00985/HOUS - Erection of Two first floor side dormers following removal of existing dormer – Refuse

Officer's Comments:

1. The proposed dormers would result in undue amenity harm to the occupants of the host dwelling due to the inadequate provision of outlook to the proposed upper floor bedrooms through the use of obscured glazing and the severely restricted size of unobscured openings. The proposed development would therefore be contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

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)	2.05
Depth (m)	2.87
Length (m)	8.29
Total (m³)	24.39

Total volume = $24.39\text{m}^3 \times 2 = \underline{48.78\text{m}^3}$

(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:-

- Location Plan – received 07/07/2025
- Existing Site Plan – drawing no. Ex_004 received 07/07/2025
- Proposed Site Plan – drawing no. Prop_004 Rev. A received 07/07/2025
- Existing Floor Plans – drawing no. Ex_001 received 07/07/2025
- Proposed Floor Plans – drawing no. Prop_001 Rev. A received 07/07/2025
- Existing Front and Side Elevation – drawing no. Ex_002 received 07/07/2025
- Existing Rear and Side Elevation – drawing no. Ex_003 received 07/07/2025
- Proposed Front and Side Elevation – drawing no. Prop_002 Rev. B received 30/07/2025
- Proposed Rear and Side Elevation – drawing no. Prop_003 Rev. B received 30/07/2025

	Date	Officer
Report Completed	28/07/2025	Signed: SY
Authorisation	01/09/2025	Signed: RK