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|---------------------|---------------------------------------------------------------------|
| Application Number: | 24/00505/CPL                                                        |
| Location:           | 2 Bramley Road, Rochdale, OL11 5QN                                  |
| Proposal:           | Lawful development certificate for a proposed rear dormer extension |
| Applicant:          | JAMES PATTON                                                        |
| Case Officer:       | Bob Melling                                                         |
| Recommendation:     | Refuse                                                              |

CHECKED AND SIGNED OFF BY: LA

DATE: 22.07.24

### Location

The application relates to no. 2 Bramley Road, a semi-detached bungalow located in a residential area of Rochdale. The dwelling is adjoined by no. 4 Bramley Road to the south, adjacent to no. 97 Clay Lane to the north and faces the highway to the east. The rear boundary of the curtilage borders the rear garden of no. 101 Clay Lane.

### Description of Proposal

Certificate of lawfulness is sought for a mono-pitched dormer to the rear roof slope of the host dwelling.

|                                                                   |     |
|-------------------------------------------------------------------|-----|
| Is the proposal wholly within the curtilage of the dwellinghouse? | Yes |
|-------------------------------------------------------------------|-----|

### Relevant History:

24/00504/HOUS Alterations to roof and extension to existing front dormer together with a single storey rear extension and blocking up of a small first floor side window – **Pending consideration.**

|                                       |    |
|---------------------------------------|----|
| Permitted Development Rights removed? | No |
|---------------------------------------|----|

### 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 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**

#### **Dormer Volume Calculation**

*Volume of triangular prism*

$$(6.14\text{m} \times 2.28\text{m}) / 2 = 6.99\text{m}^2$$

$$6.99\text{m} \times 8.46\text{m} = \underline{\underline{59.22\text{m}^3}}$$

- (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**

**No specific details have been provided regarding materials.**

(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. 0.06m 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**

**Recommendation: Refuse**

The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres. In addition, the edge of the enlargement would measure less than 0.2 metres to the outermost edge of the eaves and it has not been demonstrated why this would not be possible. Lastly, insufficient detail has been provided regarding the use of materials.

**Notes for applicant:**

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

- Site Location Plan
- Existing Details. Dwg no. 23.3252.1
- Proposed Details. Dwg no. 23.3252.10
- Existing & Proposed Block Plans. Dwg no. 24.3252.11

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 26/06/2024  | Signed: BM     |
| <b>Authorisation</b>    | 22/07/2024  | Signed: LA     |

Report Author Bob Melling