

Application Number:	24/00552/CPL
Location:	103 Hartley Lane, Rochdale, OL11 2LP
Proposal:	Certificate of lawfulness for a rear loft dormer conversion
Applicant:	Mr Francis Ukbepor
Case Officer:	Hamish Rigg
Recommendation:	Grant

Location

This application relates to 103 Hartley Lane, a two-storey semi-detached property in the outer-suburbs of Rochdale. Hartley Lane forms part of a wider residential estate comprising houses of a similar design and material palette. The area is typically suburban with medium density housing, quiet roads, and plenty of green space.

No. 103 faces south, overlooking a front garden and the public highway. It is adjoined by no. 101 to the west and sits adjacent to nos. 105 & 107 to the east. The rear boundary of the curtilage faces north, bordering private parking spaces on Avoncliffe Close.

Description of Proposal

Permission is sought for a rear dormer extension with a flat roof and a double window to be comprised of hung roof tiles and UPVC fenestration. The dormer would measure 4.9m in width, 4.3m in depth, and 2.4m in height, with a total volume of 29.84m³.

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

Permitted Development Rights removed?	Original permission not located
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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).

Permitted development rights for householders – Technical Guidance (September 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)	2.9
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Depth (m)	4.2
Length (m)	4.9
Total (m³)	29.84

(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:-

- Propose elevations and floor plans: 2426
- Location plan: PP-1316558v3

	Date	Officer
Report Completed	23/08/2024	Signed: Hamish Rigg
Authorisation	27/08/2024	Signed: Ryan Killeen

Report Author Hamish Rigg