

Application Number:	23/00175/CPL
Location:	1 Shelfield Lane Rochdale OL11 5YD
Proposal:	Certificate of lawfulness for proposed dormers to side elevations
Applicant:	MARK HABIB
Case Officer:	Chelsea Petrillo
Recommendation:	Grant

Location

The application relates to 1 Shelfield Lane, a two-storey detached property located in the Norden ward of Rochdale. The property benefits from a substantially large plot screened by trees to the, sides and rear of the curtilage boundary, a front porch and generous front and rear garden space.

Description of Proposal

A certificate of lawfulness is sought to the addition of two side dormers to the two existing roof planes within the site curtilage (See below for dormer volume calculations).

Amended plans were received during determination, changing the facing materials to hanging tiles instead of grey UPVC cladding, which was advised would not comply with the requirement under Class B for facing materials to be of a similar appearance.

Permission was recently granted for a part single-storey, part two-storey rear extension, and elevational alterations. There would be no conflict between implementation of the approved works and those subject of the current application.

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

23/00174/HOUS - Part two, part single storey rear extensions, loft conversion together with Juliet balcony to second floor rear elevation, including alterations to fenestration and application of render to all elevations. Approved with conditions, 13/04/2023.

Permitted Development Rights removed?	Cannot locate original permission
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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)	2.2m (1.1m)
Width (m)	11.8m (5.9m)
Length (m)	4.0m (2.0m)

Roof (m)	2.8m (1.4m)
Total (m³)	42.48m (21.24m³)

(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
- 22.3014.22 PROPOSED FLOOR PLANS
- 22.3014.23D REV D PROPOSED ELEVATIONS

	Date	Officer
Report Completed	23.03.2023	Signed: CP
Authorisation	25.05.2023	Signed: TH

Report Author Chelsea Petrillo