

## Class A – Larger Homes Extension

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| <b>Application Number:</b> | <b>24/00233/HH42</b>                                                                                                                                             |
| <b>Location:</b>           | 331 Shawclough Road, Rochdale, OL12 7HL                                                                                                                          |
| <b>Proposal:</b>           | Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 3.99m and height to eaves to 3.35m) |
| <b>Applicant:</b>          | Mr Imran Manzoor                                                                                                                                                 |
| <b>Case Officer:</b>       | Sam Yuen                                                                                                                                                         |
| <b>Recommendation:</b>     | <b>Refuse</b>                                                                                                                                                    |

CHECKED AND SIGNED OFF BY: RK

DATE: 17/04/2024

### Site Description

The application relates to no. 331 Shawclough Road, a two-storey detached dwelling of render and stone cladding construction located in a predominantly residential area in Shawclough. It is adjacent to no. 329 Shawclough Road to the south-east, adjacent to no. 333 Shawclough Road to the north-west, and faces the highway to the north-east. The rear boundary of the curtilage backs onto the private driveway of nos. 2, 4 and 6 Troughbeck Way.

| Publicity | Neighbour letters expired? | Yes | Responses received? | No |
|-----------|----------------------------|-----|---------------------|----|
|           |                            |     |                     |    |

### Neighbours Notified:

329 Shawclough Road, Rochdale, OL12 7HL  
 333 Shawclough Road, Rochdale, OL12 7HL

### Relevant History:

23/00669/HOUS - Two storey side extension including front and rear dormer and rear balcony extension following demolition of existing detached garage, single storey rear extension following demolition of existing conservatory, garage

conversion including alteration to existing garage door, and addition of gable wall to first floor front elevation – Refuse

Officer's Comment

1. The proposed development, comprising the demolition of a garage and construction of extensions, through their scale and incongruous design, will lead to unacceptable harm to the appearance of the dwelling and the street scene, and harm to the setting of an adjacent listed building. The harm is not justified or outweighed by public benefits. The proposal is therefore contrary to policies P1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

|                                              |                                    |
|----------------------------------------------|------------------------------------|
| <b>Permitted Development Rights removed?</b> | Cannot locate original permission. |
|----------------------------------------------|------------------------------------|

**Prior Notification of a Proposed Larger Home Extension – Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 1 (Class A.1).**

**Description of Proposed Development**

The Host Dwelling is: Detached ☒ Other ☐

How far will the proposed extension extend beyond the rear wall of the original dwelling house measured externally:

What will be the maximum height of the proposed extension measured externally from the natural ground level:

|                                                                          |     |
|--------------------------------------------------------------------------|-----|
| <b>Is the proposal wholly within the curtilage of the dwellinghouse?</b> | Yes |
|--------------------------------------------------------------------------|-----|

Assessment (Class A)

Class A of Part 1 of Schedule 2 of the GPDO allows for the enlargement, improvement or other alteration of a house 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 or Q of Part 3 of this Schedule (changes of use)

☒ **Complies**

☐ **Does Not Comply**

- b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

☒ **Complies**

☐ **Does Not Comply**

- c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- e) The enlarged part of the dwellinghouse would extend beyond a wall which—  
(i) forms the principal elevation of the original dwellinghouse; or  
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- g) For a dwellinghouse not on article 2(3) land or a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –  
a. extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, **or**  
b. exceed 4 metres in height;

☒ **Complies**

☐ **Does Not Comply**

**The host dwelling is a detached property and therefore eligible for an 8m extension. The plans indicate a projection of 6m and a maximum height of 4m.**

h) the enlarged part of the dwellinghouse would have more than one storey and—

- i. extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
- ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres:

☒ **Complies**

☐ **Does Not Comply**

j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would:

- i. Exceed 4 metres in height;
- ii. Have more than a single storey, or
- iii. Have a width greater than half the width of the original dwellinghouse

☐ **Complies**

☒ **Does Not Comply**

**The host property includes a single-storey rear projection to the north-western end of the rear elevation of the dwelling. This is evident in the submitted site plan (drawing no. 1 rev. A dated 03/05/1978) under planning application ref: 78/D06638 and thus, for the purposes of this assessment, the single-storey rear projection constitutes part of the original dwelling.**

**As stated in the *Permitted development rights for householders – Technical Guidance*, any wall that cannot be identified as being a front wall or a rear wall would be considered a wall forming the side elevation of a house. The proposed rear extension would join the south-east facing side elevation walls of the rear extension, as such, the restrictions under criterion (j) apply. The proposed extension comprises a single-storey form and a maximum height of 4m. The width of the original dwelling measured at its widest point is 16.52m. The proposed extension comprises a width of 12.53m and would exceed half the width of the original dwelling, therefore the proposal does not comply with criterion (j) (iii).**

- ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

☒ **Complies**

☐ **Does Not Comply**

**The proposal would not be joined to an existing enlargement.**

- k) It would consist of or include-
- i) The construction or provision of a verandah, balcony or raised platform
  - ii) The installation, alteration or replacement of microwave antenna
  - iii) The installation, alteration or replacement of a chimney, flue, soil and vent pipe
  - iv) An alteration to any part of the roof of a dwellinghouse

☒ **Complies**

☐ **Does Not Comply**

- ☐ **The plans do not include a balcony or raised platform that would exceed 0.3m from ground level**
- ☐ **The plans do not include the alteration of a microwave antenna**
- ☐ **The plans do not include the alteration or installation of a soil and vent pipe**
- ☐ **The plans do not include the alteration to any part of the roof of the dwellinghouse**

- ☐ Is the dwellinghouse on Article 2(3) land or on a Site of Special Scientific Interest?

☒ **Complies**

☐ **Does Not Comply**

- ☐ A.3 Development is permitted by Class A subject to the following conditions—
  - a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- ☐ The development has begun on site prior to -
  - a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
  - b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or

- c) the expiry of 42 days following the date on which the information referred to in paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.

☒ **Complies**

☐ **Does Not Comply**

**Decision:** Refuse

The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (j) (iii) of Class A, 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 proposed rear extension would have a width greater than half the width of the original dwellinghouse.

**Informative:**

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

- Location Plan – received 07/03/2024
- Existing Site Plan – received 07/03/2024
- Proposed Site Plan – received 07/03/2024
- Existing Floor Plans, Elevations and Roof Plan – Drawing No. A101 received 07/03/2024
- Proposed Floor Plans, Elevations and Roof Plan – Drawing No. A102 received 07/03/2024

Report Author Sam Yuen