

Class A – Larger Homes Extension

Application Number:	25/00069/HH42
Location:	12 New Barn Lane, Rochdale, OL11 3QB
Proposal:	Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 3.90m and height to eaves to 2.30m)
Applicant:	Mrs Bibi
Case Officer:	Sam Yuen
Recommendation:	Prior Approval Not Required

CHECKED AND SIGNED OFF BY: TH **DATE:** 05.03.2025

Site Description

The application relates to no. 12 New Barn Lane, a two-storey terraced dwelling located in the ward of Milkstone and Deeplish. The dwelling is adjoined by no. 10 New Barn Lane to the north-west, adjoined by no. 14 New Barn Lane to the south-east, and faces the highway to the north-east. The rear curtilage boundary backs onto the rear curtilages of nos. 5 and 7 Bosworth Street to the south-west.

Publicity	Neighbour letters expired?	Yes	Responses received?	No
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Neighbours Notified:

10 New Barn Lane, Rochdale, OL11 3QB
14 New Barn Lane, Rochdale, OL11 3QB
5 Bosworth Street, Rochdale, OL11 3QQ
7 Bosworth Street, Rochdale, OL11 3QQ

Relevant History:

23/01283/HOUS - Part two storey / part single storey rear extension – Withdrawn

24/00490/HOUS - Single-storey rear extension – Refuse

Officer's Comment

1. By virtue of its size and scale, the proposed extension would give rise to an unacceptable overbearing and overshadowing impact on the rear facing ground floor windows and rear garden area of no.14 New Barn Lane. The proposed development therefore fails to comply with policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Permitted Development Rights removed?	Cannot locate original permission.
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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:

Is the proposal wholly within the curtilage of the dwellinghouse?	Yes
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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 terraced property and therefore eligible for a 6m extension. The plans indicate a projection of 6m and a maximum height of 3.9m.

- 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**

- 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 include the alteration of a soil and vent pipe. However, it is noted the installation, alteration or replacement of a soil and vent pipe may be considered under Class G of permitted development rights.**
- ☐ **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 not 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**

Assessment (Class G)

Class G of Part 1 of Schedule 2 of the GPDO allows for the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse 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, PA or Q of Part 3 of this Schedule (change of use)

☒ **Complies**

☐ **Does Not Comply**

b. the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or

☒ **Complies**

☐ **Does Not Comply**

- c. in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which-
- i. fronts a highway, and
 - ii. forms either the principal elevation or a side elevation of the dwellinghouse.

☒ **Complies**

☐ **Does Not Comply**

Decision: Prior Approval Not Required

Informative:

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

- Existing Site Plan – Drawing no. 2327 01. received 27/01/2025
- Proposed Site Plan – Drawing no. 2327 S1. received 27/01/2025
- Existing Floor Plans and Elevations – Drawing no. 2327 02. received 27/01/2025
- Proposed Floor Plans – Drawing no. 2327 03. received 27/01/2025
- Proposed Elevations – Drawing no. 2327 04. received 27/01/2025

Report Author Sam Yuen