

Application Number:	23/00026/CPL
Location:	66 Knoll Street, Rochdale, OL11 3JJ
Proposal:	Certificate of lawfulness for a proposed rear dormer extension
Applicant:	COLETTE THOMAS
Case Officer:	Bob Melling
Recommendation:	Grant

Location

This application refers to no.66 Knoll Street, a two-storey terraced dwelling located in a residential area in Castleton.

Description of Proposal

The application seeks a certificate of lawfulness for a proposed rear dormer extension.

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

22/01556/HH42

Prior notification for a single storey extension measuring 3.8m from the rear of the original dwelling (with a maximum height of 3.18m and height to eaves 2.45m).

Decision: Prior Approval Not Required.

Permitted Development Rights removed?	Property pre-dates 1948
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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**

Officer's calculations - Dormer Volume Calculation

Height (m)	1.87
Depth (m)	3.94
Length (m)	4.59
Total (m³)	16.91

(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**

The existing dwelling comprises a slate roof and white, UPVC windows. The dormer is to be constructed using UPVC windows and grey composite cladding laid horizontally. Whilst the dormer walls would not be an exact match to the slate roof, it is considered that these materials would be of a similar visual appearance to the existing dwelling when viewed from ground level.

- (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**

There is a 0.27m gap from eaves to edge of the enlargement.

- (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
- Existing Details. Drg no. 22.2995.1
- Proposed Details. Drg no. 22.2995.20A
- Existing & Proposed Block Plans. Drg no. 22.2995.21

	Date	Officer
Report Completed	09/02/2023	Signed: BM
Authorisation	27/02/2023	Signed: RC

Report Author Bob Melling