

Application Number:	23/01085/CPL
Location:	72 Elm Park Grove Rochdale OL12 7JT
Proposal:	Certificate of lawfulness for a proposed rear dormer
Applicant:	Awais Khalid
Case Officer:	Chelsea Petrillo
Recommendation:	Grant

Location

72 Elm Park Grove is a detached dormer bungalow located in the Spotland and Falinge ward of Rochdale benefitting from generous rear garden space, off road parking and a detached outbuilding. The building has previously been extended at the rear with a part-width single storey extension.

Description of Proposal

A certificate of lawfulness is sought for a rear dormer. See dormer calculations below.

Proposed elevations were submitted with the application. The agent has confirmed in correspondence that facing materials will be UPVC cladding to the dormer face and cheeks, and concrete roof tiles, to match the existing building.

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

23/00004/HOUS

Two storey and part single storey rear extensions including juliette balcony and alterations to rear and side fenestration and dormer extension to the front elevation

Refuse January 2023

- By virtue of its design, scale and siting, the proposed extension(s) would represent an incongruous form of development and not appear to respect the visual form and character of the host dwelling. The extension would be too large for a dwelling of this size and not be subservient to the scale of the host dwelling. As such, the proposal would not accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework**

23/00311/HOUS

Two storey rear and single storey rear extensions. Alterations to side fenestration and dormer extension to the front first floor elevation. (Resubmission of 23/00004/HOUS)

Withdrawn

23/00629/HOUS

First floor rear extension, single storey rear extension, dormer to front elevation and alterations to fenestration on side elevation

Refuse August 2023

- By virtue of its scale, siting and design, the proposed extensions to the rear are not considered acceptable and would represent an incongruous form of**

development which fails to visually respect the existing form of the bungalow. The first floor extension is not considered subservient to the original dwelling and would overhaul the form at the rear. As such, the proposal would not accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

23/01084/HOUS

First floor rear extension, single storey rear extension, dormer to front elevation and alterations to fenestration on side elevation (Re-submission of 23/00629)

Approved, 11/12/2023

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 Calculations

Area of side elevation = $3.81\text{m}^2 \times 8.17\text{m}$ (dormer length) = **31.16m²**

- (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), subject to the use of materials of a similar appearance

Notes for applicant:

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

- 23.318.SC4.3 Scheme 4 Existing and Proposed Block Plans
- 23.3187.SC4.2 Scheme 4 Proposed Elevations
- 23.3187.SC4.1 Scheme 4 Proposed Floor Plans

	Date	Officer
Report Completed	26.10.2023	Signed: CP
Authorisation	12.12.2023	Signed: TH

Report Author Chelsea Petrillo