

Class A – Larger Homes Extension

Application Number:	25/00481/HH42
Location:	19 Oakcliffe Road, Wardle, Rochdale, OL12 9AL
Proposal:	Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 2.90m and height to eaves to 3.85m)
Applicant:	Mohammed Asad
Case Officer:	Sam Yuen
Recommendation:	Refuse

CHECKED AND SIGNED OFF BY: RK

DATE: 25/06/2025

Site Description

The application relates to no. 19 Oakcliffe Road, a two-storey semi-detached dwelling located in Wardle. The dwelling is adjoined by no. 17 Oakcliffe Road to the south, adjacent to no. 21 Oakcliffe Road to the north-west, and faces the highway to the north-east. The rear curtilage boundary backs onto land shared by nos. 27 and 28 Ash Close to the south-west.

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

17 Oakcliffe Road, Wardle, OL12 9AL
21 Oakcliffe Road, Wardle, OL12 9AL
23 Oakcliffe Road, Wardle, OL12 9AL
27 Ash Close, Rochdale, OL12 9AN
28 Ash Close, Rochdale, OL12 9AN
44 Ashbrook Crescent, Rochdale, OL12 9AJ

Relevant History:

N/A

**Permitted
Development Rights
removed?**

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: 6m

What will be the maximum height of the proposed extension measured externally from the natural ground level: 2.9m

**Is the proposal wholly
within the curtilage of
the dwellinghouse?**

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 semi-detached property and therefore eligible for a 6m extension. The plans indicate a projection of 6m and a maximum height of 2.9m.

- 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**

Note: In the absence of elevation drawings, the application form states the height of the eaves of the extension will be 3.85m. The extension would be within 2m of the curtilage boundary and would therefore fail to comply with Criterion (i).

- 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**

Note: The submitted location plan indicates the dwelling to comprise a small rear outrigger. This feature is present at the adjoining line of semi-detached dwellings including nos. 5, 7, 11, 13, 15 and 17 Oakcliffe Road. As observed by the Officer during a site visit, the brickwork appears consistent with the host dwelling and therefore, for the purposes of this assessment, the rear outrigger forms part of the original dwelling.

The *Technical Guidance* sets out that a wall forming a side elevation of a house will be any wall that cannot be identified as being a front wall or a rear wall. The proposed site plan indicates the proposed extension to extend from the south-west facing side elevation wall of the outrigger and would have a width greater than half the width of the original dwellinghouse. The proposal therefore fails to comply with Criterion (j).

- 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;

☐ **Complies**

☐ **Does Not Comply**

☒ **Details Not Provided**

- ☐ **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 (i) and (j) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the enlarged part of the dwellinghouse would be within 2 metres of the curtilage boundary and the height of the eaves of the enlarged part would exceed 3 metres. The plans also indicate enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and 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 and Proposed Site Plan – drawing no. 2025-01 Rev. 01 received 12/05/2025

Report Author Sam Yuen