

Class A – Larger Homes Extension

Application Number:	23/00942/HH42
Location:	313 Milnrow Road, Rochdale, OL16 5BU
Proposal:	Prior approval for a proposed single storey rear extension measuring 3.8m from the original dwelling (with a maximum height of 2.9m)
Applicant:	T Metcalf
Case Officer:	Sam Yuen
Recommendation:	Prior Approval Not Required

CHECKED AND SIGNED OFF BY: RK

DATE: 09/11/2023

Site Description

The application relates to no. 313 Milnrow Road, a two-storey semi-detached dwelling located in Newbold. The dwelling is adjoined by no. 311 Milnrow Road to the west, adjacent to no. 319 Milnrow Road to the east, and faces the highway to the south. The rear boundary of the curtilage borders the rear curtilages of nos. 78 and 80 Newbold Hall Drive.

Publicity	Neighbour letters expired?	Yes	Responses received?	No

Neighbours Notified:

311 Milnrow Road, Rochdale, OL16 5BU
 319 Milnrow Road, Rochdale, OL16 5BU
 321 Milnrow Road, Rochdale, OL16 5BU
 78 Newbold Hall Drive, Rochdale, OL16 3AJ
 80 Newbold Hall Drive, Rochdale, OL16 3AJ

Relevant History:

22/00983/HOUS - Single storey rear extension – Refuse

Officer's Comments:

- ☐ As a result of its siting and scale, the proposed extension would result in an unacceptable loss of light and outlook to the rear ground floor window of the attached no. 311 Milnrow Road. The development is therefore contrary to the residential amenity aims of policy DM1 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.

23/00097/HH42 - Prior approval for a proposed single storey rear extension measuring 3.8m from the original dwelling (with a maximum height of 2.9m and height to eaves to 2.9m) – Refuse

Officer's Comments:

- ☐ The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (k) 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 part of the roof of the existing dwelling would be altered. Additionally, the plans indicate the materials used in the exterior walls of the proposed rear extension would not be of a similar appearance to those used in the construction of the exterior of the existing dwelling.

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 semi-detached property and therefore eligible for a 6m extension. The plans indicate a projection of 3.8m and a maximum height of 3.2m.

- 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: The height to eaves of the proposed rear extension is 2.82m.

- 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**

On the balance of probabilities, the outrigger to the rear is considered to be an original feature and the proposal would not therefore 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: Prior Approval Not Required

Informative:

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

- Location Plan – received 23/08/2023
- Existing and Proposed Floor Plans and Elevations – Drawing No. PL.2235.001B dated 10/2023

Report Author Sam Yuen