APPLICATION NUMBER: 22/00435/CPL

Application Number:	22/00435/CPL
Location:	15 Keepers Drive, Rochdale, OL12 7RH
Proposal:	Certificate of lawfulness for a proposed single storey rear extension following demolition of existing conservatory
Applicant:	Mrs V Cardona
Case Officer:	Nicole Helliwell
Recommendation:	**Grant**

Location

The application site relates to no.15 Keepers Drive, a two storey semi-detached property located in a residential area in Norden. The dwelling faces north-east onto the highway, adjoining to no.13 Keepers Drive to the south-east and adjacent to no.17 Keepers Drive to the north-west. The rear boundary of curtilage borders the rear gardens of no.14 and no.16 Seven Acres Lane. The property benefits from off road parking to the front of the dwelling, a detached garage and a sufficiently sized rear garden.

Description of Proposal

The application seeks a certificate of lawfulness for a proposed single storey rear extension. The existing conservatory will be demolished to allow for the proposed development. The proposed single storey extension would extend approx. 3m from the rear elevation of the original build. It would feature a maximum height of approx. 3.72m and a height to eaves of approx. 2.77m.

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

Relevant History: None Applicable.

Permitted Development Rights removed?	Cannot locate original permission

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 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 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) 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 or
(ii) Fronts a highway and forms a side elevation of the original dwellinghouse.

[✓] **Complies**

[ ] **Does Not Comply**

(f) Subject to Paragraph (g), the enlarged part of the dwellinghouse would have a single storey and extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or 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 3m.

(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 –

(i) 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

(ii) exceed 4 metres in height.

☑ **Complies**

☐ **Does Not Comply**

Note – This application does not propose a larger home extension and paragraph (g) is therefore not applicable.

(h) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.

☑ **Complies**

☐ **Does Not Comply**

Note – This application does not propose an extension with more than a single storey and paragraph (h) is therefore not applicable.

(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**

The height to eaves is 2.77m

(j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would exceed 4 metres in height, have more than a single storey or have a width greater than half the width of the original dwellinghouse; or

☑ **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**

(k) it would consist of or include

(i) the construction or provision of a veranda, balcony or raised platform,
(ii) the installation, alteration or replacement of a microwave antenna,
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
(iv) an alteration to any part of the roof of the dwellinghouse

☑ **Complies**

☐ **Does Not Comply**

- **The plans do not include a balcony or raised platform**
- **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**

Conditions

Finally, paragraph A.3 of the above order stipulates that 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**

b. Any upper-floor window located in 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; and

☑ **Complies**

☐ **Does Not Comply**

☐ **Details not provided**

c. Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

☑ **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 A 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. Drg no. 2022_03_02_00
- Existing Floor Plans. Drg no. 2022_03_02 - 02
- Existing Elevations. Drg no. Drg no. 2022_03_02 – 02
- Proposed Floor Plans. Drg no. 2022_03_02 - 04
- Proposed Elevations. Drg no. 2022_03_02 - 05
- Proposed Site Plan. Drg no. 2022_03_02 – 01 Rev. A

	Date	**Officer**
Report Completed	11/05/2022	Signed: NH
Authorisation	8/06/2022	Signed: EH

Report Author Nicole Helliwell