

Application Number:	23/00566/CPL
Location:	74 Birchfield Drive Rochdale OL11 4NY
Proposal:	Application for a certificate of lawfulness for a proposed side dormer extension
Applicant:	Akhtar Mohammed
Case Officer:	Chelsea Petrillo
Recommendation:	Grant

Location

The application relates to 74 Birchfield Drive, a detached dormer bungalow located on a residential estate of similar dwellings in the Marland area of Rochdale. The property is adjacent to no.72 Birchfield Drive to the south and no.76 to the North. The property backs onto an area of open land to the east.

Description of Proposal

Permission is sought for a side dormer extending from the south roof plane (see below for dormer calculations).

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

<u>12/56196/HOUS</u>	FIRST FLOOR SIDE AND TWO STOREY REAR EXTENSION WITH DORMER EXTENSION TO FRONT AND CONSERVATORY EXTENSION TO REAR REFUSE 16.01.2013
<u>13/00241/HOUS</u>	FIRST FLOOR EXTENSION TO SIDE INCLUDING DORMER EXTENSION GRANTED 22.04.2013
<u>21/00102/HOUS</u>	SINGLE STOREY SIDE AND REAR EXTENSION WITH DORMER REFUSE 05.03.2021
<u>21/00444/HOUS</u>	SINGLE STOREY SIDE AND REAR EXTENSION, FIRST FLOOR SIDE EXTENSION, FRONT DORMER AND APPLICATION OF RENDER TO FRONT ELEVATION (RE-SUBMISSION OF 21/00102/HOUS) GRANTED 27.05.2021

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).

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 Calculation

Height (m)	2.7m
Depth (m)	3.6m
Length (m)	5.9m
Total (m³)	28.67m²

- (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).

Notes for applicant:

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

- Location Plan
- 23.3113.3A Existing & Proposed Block Plans
- 23.3113.SC1.1B Proposed Floor Plans & Section
- 23.3113.SC1.2B Proposed Elevations

	Date	Officer
Report Completed	27.07.2023	Signed: CPetrillo
Authorisation	09.08.2023	Signed: TH

Report Author Chelsea Petrillo