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| <b>Application Number:</b> | <b>25/00234/CPL</b>                                                                |
| <b>Location:</b>           | 2 Grange Avenue, Milnrow, Rochdale, OL16 4ET                                       |
| <b>Proposal:</b>           | Application for a certificate of lawfulness for a proposed porch on side elevation |
| <b>Applicant:</b>          | Mr Ian Calow                                                                       |
| <b>Case Officer:</b>       | Sam Yuen                                                                           |
| <b>Recommendation:</b>     | <b>Grant</b>                                                                       |

**CHECKED AND SIGNED OFF BY: RK**

**DATE: 16/05/2025**

**Location**

The application relates to no. 2 Grange Avenue, a semi-detached bungalow located in Milnrow. The dwelling is adjoined to no. 4 Grange Avenue to the south-east, adjacent to no. 13 Beechfield Road to the north-west, and faces the highway to the north-east.

**Description of Proposal**

Certificate of lawfulness is sought for a porch extension to the north-west facing side elevation. It is characterised by a gable-fronted form and has a ridge height of 3m and a height to eaves of 2.34m.

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| <b>Is the proposal wholly within the curtilage of the dwellinghouse?</b> | Yes |
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**Relevant History:**

20/01048/HOUS - Single storey rear extension and front and rear dormers including two new window openings on existing side elevation - Grant subject to conditions

19/00799/HOUS - First floor extension including increase of ridge height and alterations to roof pitch and two storey and single storey rear extensions and demolition of garage - Refuse

|                                              |                                    |
|----------------------------------------------|------------------------------------|
| <b>Permitted Development Rights removed?</b> | 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).

**Assessment (Class D)**

Class D of Part 1 of Schedule 2 of the GPDO allows for the erection or construction of a porch outside any external door of a dwellinghouse 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. the ground area (measured externally) of the structure would exceed 3 square metres

☒ **Complies**

☐ **Does Not Comply**

- c. any part of the structure would be more than 3 metres above ground level or

☒ **Complies**

☐ **Does Not Comply**

- d. any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway

☒ **Complies**

☐ **Does Not Comply**

**Recommendation: Grant**

The proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Class D 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:-

- Proposed Site Plan – Drawing no. ICD/9001/4 received 24/03/2025
- Proposed Side and Front Elevation and Plan View – Drawing no. ICD/9001/3 Rev. A received 24/03/2025

|                  | Date       | Officer    |
|------------------|------------|------------|
| Report Completed | 11/04/2025 | Signed: SY |

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| <b>Authorisation</b> | 16/05/2025 | Signed: RK |
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Report Author Sam Yuen