

Class A – Larger Homes Extension

Application Number:	25/00830/HH42
Location:	5 Broadbent Street, Castleton, Rochdale, OL11 3DD
Proposal:	Prior approval for a proposed single storey rear extension measuring 5.74m from the original dwelling (with a maximum height of 3.64m and height to eaves to 2.23m)
Applicant:	Mr N W Griffiths
Case Officer:	Sam Yuen
Recommendation:	Refuse

CHECKED AND SIGNED OFF BY: RK

DATE: 10/10/2025

Site Description

The application relates to no. 5 Broadbent Street, a two-storey detached dwelling located in Castleton. The dwelling is sited at a corner plot at the junction with Spindles Drive and is adjacent to no. 7 Broadbent Street to the southeast, adjacent to no. 14 Spindles Drive to the north, and faces the highway to the southwest.

The submitted plans indicate the conversion of the existing garage and alteration of the front ground floor fenestration, the works of which are the subject of a separate Lawful Development Certificate (25/00829/CPL).

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

7 Broadbent Street, Castleton North, Rochdale, OL11 3DD
14 Spindles Drive, Rochdale, OL11 3DW

Relevant History:

25/00829/CPL - Certificate of lawfulness for proposed conversion of integral garage to a habitable room – To be determined at the time of writing

18/01399/FUL - Erection of 201 dwellings and a block of 24 apartments including the demolition of existing structures together with associated ground works to the north of the site, public open space, landscaping and vehicular access from Royle Road - Grant subject to conditions

20/01401/AM - Application for minor material amendments to planning permission 20/01383/ANM to vary Conditions 2 (approved plans), 3 (materials), 4 (boundary treatments) and 18 (affordable housing) and to remove condition 17 (scheme of tenancy) – Granted STC

Condition 15 reads:

Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, no development shall take place under Schedule 2, Article 3, Part 1, in respect of enlargements, improvements or other alterations including extensions, additions and alterations to roofs, porches, and curtilage buildings except with the prior written approval of the Local Planning Authority.

Reason: To protect amenities of occupiers of the adjacent properties, in accordance with Core Strategy Policy P3, and the National Planning Policy Framework.

Permitted Development Rights removed?	Yes
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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 detached property and therefore eligible for an 8m extension. The plans indicate a projection of 5.74m and a maximum height of 3.64m.

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: For the purposes of this assessment, the eaves height is taken to be 3.64m as this is a point where the outside wall would adjoin the roof slope against the common boundary with no. 7 Broadbent Street. This point would be within 2m of the boundary and therefore does not comply.

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**

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;
- ☐ **The development has not 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 Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the proposal would constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990 and therefore, without the prior written approval of the Local Planning Authority, would comprise a breach of Condition 15 of planning permission 18/01399/FUL and thus would not be lawful. Additionally, the enlarged part of the dwelling would be within 2m of the boundary of the curtilage, and the height of the eaves of the enlarged part (that is the point where the outside wall meets the roof slope) would exceed 3m.

Informative:

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

- Location Plan – drawing no. G309 sk-06 received 11/08/2025
- Existing Site Plan – drawing no. G309 sk-07 received 11/08/2025
- Proposed Site Plan – drawing no. G309 sk-08 received 18/08/2025
- Existing Ground Floor Plan and Elevations – drawing no. G309-01 rev. A received 11/08/2025
- Proposed Ground Floor Plan and Elevations – drawing no. G309-02 rev. A received 11/08/2025

Report Author Sam Yuen