APPLICATION NUMBER: 19/00134/HH42

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00134/HH42	**John Van Eker**	**14 March 2019**

PUBLICITY	**Call up expired?**	N/A	**Site notice expired?**	N/A
	Neighbour letters expired?	YES	**Press Notice expired?**	N/A

INTERESTS	**Officer dealing with planning matters / Councillor app?**	NO	**More than ten representations in opposition to a recommendation to grant?**	N/A
	Decision maker management interest in site?	NO	**Called up?**	N/A

HUMAN RIGHTS ACT	**Account has been taken of the Act's provisions.**
ENFORCEMENT?	**No**

RECOMMENDATION	**REFUSE**

CHECKED AND SIGNED OFF BY: AT DATE: 15.03.19

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 [X]

How far will the proposed extension extend beyond the rear wall of the original dwelling house measured externally: 4.8m

What will be the maximum height of the proposed extension measured externally from the natural ground level: 4m

Neighbours Notified

25 Ryefields
Braddocks Close
Rochdale
OL12 9QS

24 Ryefields
Braddocks Close
Rochdale
OL12 9QS

15 Birch Road
Wardle
OL12 9QQ

19 Birch Road
Wardle
OL12 9QQ

Number of representations received: 0

Consideration of the following conditions listed in the GPDO 2015:

- 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)

  Yes [ ] No [X]

- 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).

Yes [ ] No [X]

- 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;

  Yes [ ] No [X]

- 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;

  Yes [ ] No [X]

- 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;

Yes [ ] No [X]

- The enlarged part of the dwellinghouse would have a single storey and 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;

  Yes [ ] No [X]

- 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;

  Yes [ ] No [X]

- 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:

  Yes [ ] No [X]

- 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

  Yes [ ] No [X]

- 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 a 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

Yes [X] No [ ]

Officer Note: The plans associated with this application show a raised platform adjacent to the proposed extension with glass balustrade surrounding this feature. This feature is not existing and would be an extension of the existing raised platform raised approximately 0.5m from the ground. As such the proposal is not permitted as it would include the construction of a raised platform.

- Is the dwellinghouse on Article 2(3) land or on a Site of Special Scientific Interest?

  Yes [ ] No [X]

- 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.

  Yes [ ] No [X]

Decision

REFUSE for the following reason

1. The application is not permitted by Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the development includes the construction of a raised platform, contrary to criterion k (i).

Informative:

Plans

For the avoidance of doubt, this decision notice refers to the following list of submitted plans / documents:

- Plans & Elevations – As Existing Drawing No. A(00)-01
- Plans & Elevations – As Proposed Drawing No. A(10)-01

Report Author John Van Eker