

Application Number:	24/00324/CPL
Location:	9 Moss Avenue, Rochdale, OL16 4AA
Proposal:	Application for a certificate of lawfulness for a rear dormer extension including alteration of roof from hip to gable
Applicant:	Abid Javid
Case Officer:	Hamish Rigg
Recommendation:	Grant

Location

The application relates to 9 Moss Avenue, a semi-detached property in the inner suburbs of Rochdale. The area is typically urban with a mix of residential, commercial, and retail properties. Moss Avenue is a cul-de-sac lying immediately south of Kingsway Business Park. Properties on Moss Avenue follow a uniform design and material palette.

9 Moss Avenue faces south towards no. 10 and 12, overlooking its driveway and the public highway. It is adjoined by no. 7 to the west and lies adjacent to no. 11 to the east. The rear boundary of the curtilage face south, bordering a private outbuilding and car park.

Description of Proposal

Permission is sought for a hip to gable roof extension, including the erection of a rear dormer with a flat roof, two UPVC windows and matching concrete tiles, as well as a roof light to the front. The dormer would measure 5.8m in width, 2.3m in height, and 3.8m in depth, with a total volume of 25.35 m³.

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

Permitted Development Rights removed?	Original permission not available
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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).

Permitted development rights for householders – Technical Guidance (September 2019)

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)	2.3
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Depth (m)	3.8
Length (m)	5.8
Total (m ³)	25.35

Hip to Gable Volume Calculation

Gable End Height (m)	3
Gable End Width (m)	8.2
Depth (m)	3.9
Total (m ³)	15.99

(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:-

- Proposed elevations and section: 24.3292.SC1.2B
- Proposed floor plans: 24.3292.SC1.1A
- Existing and proposed block plans: 24.3292.3
- Location plan

	Date	Officer
Report Completed	29/05/2024	Signed: Hamish Rigg
Authorisation	03/06/2024	Signed: Ryan Killeen

