APPLICATION NUMBER: 20/01292/HH42

Class A – Larger Homes Extension

Application Number:	**20/01292/HH42**
Location:	36 Woodlands Road, Minlrow, OL16 4EY
Proposal:	Prior approval for a proposed single storey rear extension measuring 5.5m from the original dwelling (with a maximum height of 3.98m and height to eaves to 2.45m)
Applicant:	Mr Thomas Taylor
Case Officer:	Ryan Killeen
Recommendation:	**Refuse**

Publicity	**Neighbour letters expired?**	Yes	**Responses received?**	No

Neighbours Notified:

34 Woodlands Road, Milnrow, OL16 4EY
38 Woodlands Road, Milnrow, OL16 4EY

Relevant History:

None

Permitted Development Rights removed?	No

CHECKED AND SIGNED OFF BY: KN DATE: 25 November 2020

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: 5.5m

What will be the maximum height of the proposed extension measured externally from the natural ground level: 3.98m

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)

[x] **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).

[x] **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;

[x] **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;

[x] **Complies**

[ ] **Does Not Comply**

Note: Height to Eaves to match the existing dwellinghouse

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;

[x] **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;

[x] **Complies**

[ ] **Does Not Comply**

Note: The host dwelling is a semi-detached property and therefore eligible for a 6.00m extension. The plans indicate a projection of 5.5m and a maximum height of 3.98m

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;

[x] **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:

[x] **Complies**

[ ] **Does Not Comply**

Note: Height to eaves of 2.45m.

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

[x] **Complies**

[ ] **Does Not Comply**

Note: Development is to be wholly sited to rear of dwellinghouse.

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 or microwave antenna
iii) The installation, alteration or replacement or a chimney, flue, soil and vent pipe
iv) An alteration to any part of the roof of a dwellinghouse

[ ] **Complies**

[x] **Does Not Comply**

Note: The proposal would replace an existing rear extension that is adjoined to the roof of the original dwellinghouse. Further to this, the dual-pitch roof form would require additional works to the roof of the original dwelling to accommodate the proposal.

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

[x] **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 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.

[x] **Complies**

[ ] **Does Not Comply**

Decision: Refuse

The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (K)(iv) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that the proposed extension would require works to the roof of the existing dwellinghouse.

Informative:

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

- Location Plan
- 20.2159.1 – Existing Floor Plans and Elevations
- 20.2159.2C – Proposed Floor Plans, Elevations and Section
- 20.2159.3 – Existing and Proposed Block Plans

Report Author Ryan Killeen