

Application Number:	22/01481/CPL
Location:	10 Halifax Road, Littleborough, OL15 0HL
Proposal:	Certificate of lawfulness for a proposed rear dormer extension
Applicant:	Mr Paul Yates
Case Officer:	Sam Yuen
Recommendation:	Grant

Location

The application relates to no. 10 Halifax Road, a two-storey end-terrace dwelling located in Littleborough. The dwelling is adjoined by no. 8 Halifax Road to the south-west and faces the highway to the north-west. The rear boundary of the curtilage borders the rear curtilage of no. 2 Eagles Road.

Description of Proposal

Certificate of lawfulness is sought for a proposed dormer on the rear roof slope of the host dwelling, which measures approx. 6.05m in length and approx. 1.57m in height.

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

22/01066/HOUS - Rear dormer extension – Refuse for the following reason:

1. As a result of its siting, scale and design, the proposed flat-roofed dormer would constitute an incongruous addition to the rear roof slope and would also be out of keeping with the character of the area. The proposed dormer would therefore be visually harmful and detrimental to the visual amenity of the area, contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Permitted Development Rights removed?	Property has not had permitted development rights removed.
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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

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**

Note: The principal elevation of the application property is considered to be the elevation facing Halifax Road to the north-west. The proposed dormer does not project on the principal elevation and complies with criteria (c).

- (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)	1.57
Depth (m)	2.58
Length (m)	6.05
Total (m³)	12.25

(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**

Note: The proposed plans do not demonstrate the alteration of the host dwelling chimney. Though it is noted the alteration of a chimney can be made under Class G of permitted development rights.

(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**

Note: The proposed development does not include any windows to the side elevation of the host dwelling.

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:-

- Location Plan and Existing and Proposed Site Plan - JCBD-22-283 - 3. Rev00
- Existing Floor Plans and Elevations - JCBD-22-283 - 1. Rev00
- Proposed Floor Plans and Elevations - JCBD-22-283 - 2. Rev01

	Date	Officer
Report Completed	12/01/2023	Signed: SY
Authorisation	15/01/2023	Signed: AT

