APPLICATION NUMBER: 20/01357/CPL

Application Number:	**20/01357/CPL**
Location:	Bridgefold Lodge Bridgefold Road Rochdale OL11 5BX
Proposal:	Certificate of lawfulness for proposed infill extension to a covered area to rear of property
Applicant:	Mr Phil Watson
Case Officer:	Richard Whittaker
Recommendation:	**Grant**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

The application relates to Bridgefold Lodge which comprises of two buildings, this application specifically pertains to the southernmost building, a purpose-built children's home owned and operated by the local authority. The site is situated up a secluded driveway off Bridgefold Road to the south of Spotland. The structure itself features a pitched roof and a combination of red brick and white PVC cladding.

The building features a covered open area to the rear set into the structure from an opening within the rear elevation. This open area gives way to an entrance/exit servicing the rear amenity space.

The application form submitted determines the building to be class C3 (a dwellinghouse) as it covers up to six people living together as a single household. It has since been determined to be class C2A as secure local authority accommodation.

Description of Proposal

The application proposes the partial infill of the rear open area to allow for the formation of an additional bedroom. This would reduce the opening from 4.4 metres to 0.92 metres which would continue to be used as access. The 3.5 metre infill forming the bedroom would be finished with red brick matching the existing arrangement.

Relevant History

18/00241/PRA56 - Notification for prior approval for the installation of a 4kWp (16 panel) solar photovoltaic system to roof – Prior Approval Granted 10.05.2018

17/01502/PRA56 - Notification for prior approval for the installation of a 4kW (16 panel) solar photovoltaic system to roof – Withdrawn – 28.02.2018

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).

The application site is recognised as use class C2A (secure local authority accommodation). With the application site and building being owned and operated by the local authority the proposal must be determined under Schedule 2, Part 12, Class A of the GPDO which is set out below.

PART 12
Development by local authorities
Class A

Permitted development

A. *The erection or construction and the maintenance, improvement or other alteration by a local authority or by an urban development corporation of—*

(a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;

(b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.

Assessment (Class A)

With the proposed works being required for the function of the site and with no alteration to the footprint of the structure being made by those works, the proposal is recognised to be permitted development under Schedule 2, Part 12, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation: Grant

The proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 12, Class A 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
- Existing and Proposed Plans and Elevations

	Date	**Officer**
Report Completed	10.12.2020	Signed: RW
Authorisation	15.12.2020	Signed: KN

Report Author Richard Whittaker