

Application Number:	23/01025/CPL
Location:	13 Shore Road, Littleborough, Rochdale, OL15 9LG
Proposal:	Certificate of lawfulness for a proposed loft conversion with roof lights to front and rear roof slope
Applicant:	Ms Charlotte Hill
Case Officer:	Sam Yuen
Recommendation:	Grant

CHECKED AND SIGNED OFF BY:

RK

DATE: 18/10/2023

Location

The application relates to no. 13 Shore Road, a two-storey semi-detached dwelling located in Littleborough. The dwelling is adjoined by no. 15 Shore Road to the west, no. 11 Shore Road to the east, and faces the highway to the north. The front elevation of the dwelling faces no. 28 Shore Road and Moorfield House to the north.

Description of Proposal

Certificate of lawfulness is sought for the addition of two roof lights on the front and rear roof slope of the host dwelling respectively to accommodate a loft conversion.

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

18/00539/HOUS - Single storey side and rear extension following demolition of existing single storey rear extension and store, removal of rear chimney and alterations to existing rear elevation – Grant subject to conditions

20/00270/HOUS - Single storey side and rear extension following demolition of existing extension – Grant subject to conditions

22/01581/HOUS - Extension of existing driveway including retaining wall/boundary treatments and alterations to existing front porch fenestrations – Refuse

23/00248/HOUS – Extension of existing driveway including retaining wall/boundary treatments, extension to existing front porch and alteration to fenestration - Resubmission of 22/01581/HOUS – Grant subject to conditions

Permitted Development Rights removed?	Cannot locate original permission.
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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 (Sept 2019)

Assessment (Class C)

Class C of Part 1 of Schedule 2 of the GPDO allows for any other alteration to the roof of the dwellinghouse 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, PA or Q of Part 3 of this Schedule (change of use)

☒ **Complies**

☐ **Does Not Comply**

- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

☒ **Complies**

☐ **Does Not Comply**

- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

☒ **Complies**

☐ **Does Not Comply**

- (d) it would consist of or include-

- (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

☒ **Complies**

☐ **Does Not Comply**

Conditions (Class C)

Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be -

- (a) obscure-glazed; and
- (b) 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 comprise of any window to the roof slope forming a 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 C 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 – received 18/09/2023
- Existing Floor Plans and Elevations – Drawing No. 1-212-001 Rev. LB02 dated 06/10/2023
- Existing Section Plan – Drawing No. 1-214-001 Rev. LB01 dated 15/09/2023
- Proposed Floor Plans and Elevations – Drawing No. 1-412-001 Rev. LB01 dated 15/09/2023
- Proposed Section Plan – Drawing No. 1-414-001 Rev. LB01 dated 15/09/2023

	Date	Officer
Report Completed	11/10/2023	Signed: SY
Authorisation	18/10/2023	Signed: RK

Report Author Sam Yuen