

Application Number:	24/00270/CPL
Location:	18 Heights Avenue, Rochdale, OL12 6JL
Proposal:	Side dormer extension
Applicant:	Hammira Shah
Case Officer:	Hamish Rigg
Recommendation:	Grant

Location

The application relates to 18 Heights Avenue, a detached bungalow on a residential estate in Rochdale. Heights Avenue comprises predominantly detached two-storey houses, and bungalows, of a corresponding design and material palette. The area is typically suburban with medium density housing, large driveways, and pockets of greenery.

18 Heights Avenue faces south, overlooking its driveway, and towards the public highway and 29 Heights Avenue. It sits on a bend in the road, projecting further forward than the adjacent properties to the east and west, namely no. 16 and no.20 respectively. The rear boundary of the curtilage faces north, bordering the rear garden of no. 30 Heights Avenue.

Description of Proposal

Permission is sought for a flat roof side dormer extension on the western roof plane to be comprised from hung roof tiles and UPVC windows. The dormer would include 3 windows on the eastern elevation and 1 window on the north and south elevation.

The dormer would measure approx. 2.3m in height, 4m in depth, and 8.7m in width, with a total volume of 40.02m³.

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

Permitted Development Rights removed?	NO
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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
Depth (m)	4
Length (m)	8.7
Total (m³)	40.02

(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 loft conversion and dormer: 23.3274.SC4.1A
- Existing and proposed block plans: 23.3274.2
- Location plan

	Date	Officer
Report Completed	18/04/2024	Signed: Hamish Rigg
Authorisation	08/05/2024	Signed: Ryan Killeen

Report Author Hamish Rigg