APPLICATION NUMBER: 21/00253/HH42

Class A – Larger Homes Extension

Application Number:	**21/00253/HH42**
Location:	40 Beaconsfield Road, Rochdale, OL11 2WE
Proposal:	Prior notification for a single storey extension measuring 4.0m from the rear of the original dwelling (with a maximum height of 3.3m and height to eaves 2.6m)
Applicant:	Mr Nick Crawford
Case Officer:	Ryan Killeen
Recommendation:	**Prior Approval not Required**

CHECKED AND SIGNED OFF BY: AT **DATE: 30.03.2021**

Site Description

This application relates to a two-storey, semi-detached dwelling located on a recently constructed residential estate in the Balderstone area of Rochdale, south of the town centre. The dwelling faces south towards the highway, with views along Beaconsfield as the dwelling is sited at an elbow in the road which runs from the east, then to the south.

The dwelling adjoins to no.42 Beaconsfield Rd to the west, and is adjacent to no. 38 to the east. The dwelling features a driveway to the side which leads to a rear garden which adjoins the rear garden of no.7 Great Gates Road in a perpendicular arrangement.

Neighbours Notified:

No 38 Beaconsfield Road, Rochdale, OL11 2WE
No 42 Beaconsfield Road, Rochdale, OL11 2WE
No 7 Great Gates Road, Rochdale, OL11 2HR

Is the proposed development wholly within the curtilage of the dwellinghouse?	Yes

History - Permitted Development Rights removed?	16/00224/FUL – Erection of 143 dwellings including access and related infrastructure PD rights retained in full.

Publicity	**Neighbour letters expired?**		**Responses received?**	

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: 4.00m

What will be the maximum height of the proposed extension measured externally from the natural ground level: 3.30m

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**

Note: Permission for construction of dwelling achieved under 16/00224/FUL

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**

Note: Applicant dwelling is two storey property, proposed rear extension is single storey.

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**

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**

Note: The proposed extension would be wholly sited to the rear of the property.

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 4.00m and a maximum height of 3.30m

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**

Note: The proposed extension would be single storey.

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 2.6m

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: The proposal would be wholly sited towards the rear of the dwelling.

ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

[x] **Complies**

[ ] **Does Not Comply**

Note: The proposal would / would not be joined to an existing enlargement.

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

[x] **Complies**

[ ] **Does Not Comply**

Note:

- The plans do not include a balcony or raised platform that would exceed 0.3m from ground level
- The plans do not include the alteration of a microwave antenna
- The plans do not include the alteration or installation of a soil and vent pipe
- The plans do not include the alteration to any part of the roof of the dwellinghouse

- 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: Prior Approval Not Required

Informative:

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

- Proposed Floor Plan Received 08/02/2021
- Location Plan Received 18/02/2021

Report Author Ryan Killeen