APPLICATION NUMBER: 21/00080/CPL

Application Number:	**21/00080/CPL**
Location:	105 Edmund Street Rochdale OL12 6QF
Proposal:	Application for a certificate lawfulness for a proposed front porch
Applicant:	Mr Mohammed Shakeel
Case Officer:	Richard Whittaker
Recommendation:	**Grant**

Location

The application relates to a two-storey semi-detached dwelling is Spotland. The locality exhibits a predominance of two-storey semi-detached red-brick dwellings with St Edmund's Church contributing to the immediate street scene.

The dwelling itself exhibits a front gable end projection which projects 1.5 metres out from the main front elevation of the dwelling.

The application site is located within the St Edmund's Church Falinge Conservation Area. This constitutes article 2(3) land.

Description of Proposal

The application proposes a porch to the front of the dwelling which would be located in the corner between the gable end projection and the main front elevation of the building.

The porch would project 1.45 metres at a width of 1.7 metres and would feature a lean-to roof with a maximum height of 3 metres and a height to eaves of 2.3 metres.

Is the proposal wholly within the curtilage of the dwellinghouse?	Yes.

Relevant History:

Permitted Development Rights removed?	No – permitted development rights have been retained.

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 (April 2017)

Assessment (Class D)

Class D of Part 1 of Schedule 2 of the GPDO allows for the erection or construction of a porch outside any external door of a 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 or Q of Part 3 of this Schedule (changes of use);

[X] **Complies**

[ ] **Does Not Comply**

(b) the ground area (measured externally) of the structure would exceed 3 square metres;

[X] **Complies**

[ ] **Does Not Comply**

Note: The proposed works would amount to 2.465 square metres.

(c) any part of the structure would be more than 3 metres above ground level; or

[X] **Complies**

[ ] **Does Not Comply**

(d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

[X] **Complies**

[ ] **Does Not Comply**

Recommendation: Grant

The proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Class D 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 Site Plan, Floor Plan, and Elevations Dwg No. 1645A/1
- Proposed Site Plan, Floor Plan, and Elevations Dwg No. 1645A/2

	Date	Officer

Report Completed	04.03.2021	Signed: RW
Authorisation	05.03.2021	Signed: AT

Report Author Richard Whittaker