

Officer Report

Case Reference: PL/2026/0208
Location: 103 Crow Hill South, Middleton, Manchester, M24 1LA
Proposal: Application for a certificate of lawfulness for proposed alterations of main roof from hip to gable, formation of pitched roof over existing two storey side extension, rear dormer extension and installation of roof lights on front elevation
Recommendation: Approve
Officer: Luke Rigby

SITE

The application site consists of a two-storey semi-detached residential dwelling located in a predominantly residential area of Middleton.

PROPOSAL

The application seeks to ascertain whether the proposed dormer window, hip-to-gable loft conversion and flat roof to pitched roof is lawful development under Class B to Schedule 2 of Part 1 of the General Permitted Development (England) Order 2015 (as amended).

Neighbours notified: In accordance with the Council's adopted Code of Practice for this type of application, no neighbours were notified.

Number of representations received: None

Assessment (Class B)

Class B of Part 1 of Schedule 2 of the GPDO allows for additions and other alterations to the roof of a dwellinghouse subject to a number of conditions:

Permitted Development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B if:-

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Complies

(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

(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 fronts a highway;

Complies

(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

Not Applicable - semi-detached dwelling

(ii) 50 cubic metres in any other case.

Complies

(e) it would consist of or include—

(i) the construction or provision of a veranda, balcony or raised platform, or

Complies

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

Complies

(f) the dwellinghouse is on article 2(3) land

Complies – dwelling not on article 2(3) land

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) or

Complies

(h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

Complies

B.2 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 – applicants responsibility however plans indicate this to be the case

(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

Complies

(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

Complies

(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

Not Applicable – enlargement joins the original roof to that of a side extension.

(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.

Not Applicable

RECOMMENDATION: GRANT UNCONDITIONALLY

Recommendation: Approve

Approval Reason(s) (1)

- 1 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).

Informatives (1)

For the avoidance of doubt, this decision relates to the following plans:

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- DWG No. 1057-111B (Proposed Elevations)
- DWG No. PP-14756618v1 (Location Plan)
- DWG No. 1057-108 (Proposed First Floor Plan)
- DWG No. 1057-110A (Proposed Roof Plan)
- DWG No. 1057-107 (Proposed Ground Floor Plan)
- DWG No. 1057-101 (Site and Block Plan)
- DWG No. 1057-109 (Proposed Loft Floor Plan)