

Officer Report

Case Reference: PL/2026/0342
Location: 22 BIRCHFIELD DRIVE, ROCHDALE, OL11 4NY
Proposal: Lawful development certificate for a proposed single storey rear extension and detached outbuilding to be used as a games room
Recommendation: Approve
Officer: Luke Rigby

SITE

The application site consists of a single storey bungalow located to the north of Birchfield Drive in a predominantly residential area of Rochdale. The existing dwelling is constructed of facing brick with a pitched roof. A garage is found to the side elevation with a flat roof.

PROPOSAL

The application seeks to ascertain whether the proposed developments, namely the construction of a single storey rear extension and a detached outbuilding are lawful development under the conditions 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: N/A

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 dwelling has not been granted only by virtue of Class M,N,P, PA or Q of Part 3 of the GPDO

Complies

(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).

Complies – N.B: in accordance with subsection E.1(b) to Class B Schedule 2 of the GPDO which this application must also be assessed, the proposal complies taking into account the floor total area covered by both the extension and the outbuilding.

(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;

Complies

(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;

Complies

(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;

Complies

(f) Subject to Paragraph (g), the enlarged part of the dwellinghouse would have a single storey and extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or exceed 4 metres in height.

Complies – semi-detached dwelling with a 3m projection and height of 2.7m.

(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 –

(i) 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

(ii) exceed 4 metres in height.

Complies

(h) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.

Not applicable – single storey extension

(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.

Complies

(j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would exceed 4 metres in height, have more than a single storey or have a width greater than half the width of the original dwellinghouse; or

Complies

(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);

Complies

(k) it would consist of or include

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

(ii) the installation, alteration or replacement of a microwave antenna,

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

(iv) an alteration to any part of the roof of the dwellinghouse

Complies

(A.2) In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –

(a) it would consist of or include the cladding of any part of the exterior of

the dwellinghouse with stone, artificial stone, pebble dash, render,

timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse would extend beyond a wall

forming a side elevation of the original dwellinghouse;

(c) the enlarged part of the dwellinghouse would have more than a single

storey and extend beyond the rear wall of the original dwellinghouse;

or

(ca) 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

(b) and (c)

Not applicable – dwelling is not sited on Article 2(3) land.

Conditions

Paragraph A.3 of the above order stipulates that 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;

Complies - submitted plans and application form indicate that this is to be the case.

(b) Any upper-floor window located in 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; and

Not Applicable - single storey only.

(c) Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Not Applicable - single storey only

Class E

Class E of Part 1 of Schedule 2 of the GPDO allows for the construction of a building or similar structure within the application site for use incidental to that of the dwellinghouse subject to the following:

Permitted development

E. The provision within the curtilage of the dwellinghouse of—

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Development Not Permitted

E.1 Development is not permitted by Class E if –

(a) permission to use the 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) the total area of ground covered by buildings, enclosures, or containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

Complies – N.B: in accordance with subsection A.1(b) to Class A Schedule 2 of the GPDO which this application must also be assessed, the proposal complies taking into account the floor total area covered by both the outbuilding and the extension.

(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principle elevation of the original dwellinghouse

Complies

(d) the building would have more than a single storey

Complies

(e) the height of the building, enclosure or container would exceed–

(i) 4 metres in the case of a building with a dual pitched roof

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or

(iii) 3 metres in any other case

Complies – outbuilding within 2m of the boundary with a height of 2.5m

(f) the height of the eaves of the building would exceed 2.5m

Complies

(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building

Complies

(h) it would include the construction or provision of a verandah, balcony or raised platform;

Complies

(i) it relates to a dwelling or a microwave antenna

Complies

(j) the capacity of the container would exceed 3,500 litres

Not Applicable

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

Complies

E.2 in the case of any land within the curtilage of the dwellinghouse which is within–

(a) an area of outstanding natural beauty

(b) the Broads;

(c) a National Park; or

(d) a World Heritage Site

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres

Not Applicable

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

Not Applicable

Interpretation of Class E

E.4. For the purposes of Class E, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

Complies – application form indicates that the outbuilding would be used as a games room for the occupants of the dwellinghouse. Such purpose falls as being incidental to the enjoyment of the dwellinghouse.

RECOMMENDATION: GRANT UNCONDITIONALLY

Recommendation: Approve

Approval Reason(s) (1)

- 1 The proposal constitutes permitted development by virtue of compliance with the requirements of both Class A and Class E of Part 1, Schedule 2 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/documents:

- 1
 - DWG No. 26.3733.4A (Proposed Outbuilding Floor Plans and Elevations)
 - DWG No. 26.3733.SC1.1B (Proposed Extension Floor Plans and Elevations)
 - DWG No. 26.3733.3 (Existing and Proposed Site Plan)
 - Site Location Plan