

Officer Report

Case Reference: NOT/2026/0282
Location: 256 Kingsway, Rochdale, OL16 4AW
Proposal: Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 2.850m and height to eaves to 2.650m)
Recommendation: Prior Approval Not Required
Officer: Bob Melling

Description of Proposed Development

The Host Dwelling is: Semi-Detached

How far will the proposed extension extend beyond the rear wall of the original dwelling house measured externally: 6.00m

What will be the maximum height of the proposed extension measured externally from the natural ground level: 2.85m

Have PD Rights been removed: No.

Neighbours notified

254 Kingsway, Rochdale, OL16 4AW

258 Kingsway, Rochdale, OL16 4AW

Number of representations received: None.

Consideration of the following conditions listed in the GPDO 2015

(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)

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

(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

(g) 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 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;

Complies

(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:

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

Complies

(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 of microwave antennae
- iii) The installation, alteration or replacement of a chimney, flue, soil and vent pipe
- iv) An alteration to any part of the roof of a dwellinghouse

Complies

Is the dwellinghouse on Article 2(3) land or on a Site of Special Scientific Interest?

Complies

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.

Complies

RECOMMENDATION: Prior Approval Not Required

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

- Location Plan
- Existing Floor, Elevation and Site Plans. Ref: 2409/1
- Proposed Floor and Site Plans. Ref: 2409/2
- Proposed Elevations. Ref: 2409/3