

Officer Report

Case Reference: PL/2026/0218
Location: 137 RAILWAY STREET, HEYWOOD, OL10 1NJ
Proposal: Certificate of lawfulness for a proposed rear dormer
Recommendation: Approve
Officer: Aimee Bovaird

Site

The site relates to 137 Railway Street, a two storey terraced dwelling within the Defined Urban Area.

The immediate area is predominately residential.

Proposal

The application seeks permission for a certificate of lawfulness for a rear dormer 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

Complies – approximately 20 cubic metres

(ii) 50 cubic metres in any other case;

Not Applicable – dwelling is a mid-terrace

(e) it would consist of or include—

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

Complies - the proposal includes a Juliette balcony which does not conflict with Class B

(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

(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—

Complies

(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

Complies

(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 – window to rear elevation only

RECOMMENDATION: GRANT UNCONDITIONALLY

Recommendation: Approve

Approval Reason(s) (1)

- 1 The development comprises permitted development by virtue of compliance with the criteria set out in Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would therefore not require Planning Permission.

Informatives (1)

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

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- Site Location Plan
- Proposed Details 26.3748.2B
- Existing and Proposed Block Plan 26.3748.3