

Officer Report

Case Reference: PL/2026/0325
Location: 75 ANDOVER AVENUE, MIDDLETON, MANCHESTER, M24 1JG
Proposal: Application for a certificate of lawfulness for a proposed single storey rear extension
Recommendation: Permitted Development
Officer: Luke Rigby

SITE

The application site consists of a two-storey end-of-terrace residential dwelling located to the northeast of Andover Avenue in a predominantly residential area of Middleton. The existing dwelling is constructed of facing brick with a pitched roof.

PROPOSAL

The application seeks to ascertain whether the proposed developments, namely the construction of a single storey rear extension is 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:

Permitted Development

A. The enlargement, improvement, or alteration of a dwellinghouse

Development not permitted

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

(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 – the total area of the site (excluding the original dwelling) is approximately 115sqm. The existing garage has footprint some 12sqm and the proposed extension would equate to some 10sqm. This would therefore represent some additional 22sqm of built form which equates to less than 50%.

(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 – terrace with a projection of 3m and an overall height of 3.4m with including the roof lantern.

(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 - applicants responsibility, however 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

RECOMMENDATION: GRANT

Recommendation: Permitted Development

Approval Reason(s) (1)

- 1 The proposal constitutes permitted development by virtue of compliance with the requirements of both Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives (1)

- 1 For the avoidance of doubt, this decision relates to the following plans/documents:
 - DWG No. 3692-01 (Proposed Floor and Elevation Plans)
 - Location Plan
 - Proposed Site Plan