

Officer Report

Case Reference: PL/2026/0429
Location: 13 HOGARTH ROAD, ROCHDALE, OL11 2RA
Proposal: Application for a certificate of lawfulness for a proposed single storey side extension
Recommendation: Approve with Conditions
Officer: Bob Melling

Location

The application relates to no. 13 Hogarth Road, a two storey semi-detached house located in Rochdale. The property faces the highway to the north and is adjoined by nos. 11 to the east and 15 to the west. The rear boundary of the curtilage is shared by nos. 3 Hill Top Drive and 9 Waterloo Road.

Description of Proposal

A certificate of lawfulness is sought for a single storey side extension. The extension would have a width of 1.66m, a maximum height of 3.16m and a height to eaves of 2.53m.

Relevant History

N/A

Permitted Development Rights removed?

No.

Legislation and Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Permitted development rights for householders – Technical Guidance (September 2019)

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

(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 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

(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.

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 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)

COMPLIES

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

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

COMPLIES

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.

COMPLIES

RECOMMENDATION: APPROVE WITH CONDITIONS

Recommendation: Approve with Conditions

Approval Reason(s) (1)

- 1 The development comprises permitted development by virtue of compliance with Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (England) (as amended) and does therefore not require planning permission.

Informatives (1)

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

- 1
 - Site Location Plan
 - Existing Details. Dwg no. 25.3758.1
 - Existing & Proposed Block Plans. Dwg no. 26.3758.2
 - Scheme 3 Proposed Details. Dwg no. 25.3758.SC3.1

