

Officer Report

Case Reference: PL/2026/0387
Location: 4 ASHDENE, ROCHDALE, OL12 6DJ
Proposal: Certificate of lawfulness for a proposed rear dormer with juliette balcony including skylights to front elevation
Recommendation: Approve with Conditions
Officer: Bob Melling

Location

This application relates to a large mid terraced dwelling at 4 Ashdene, Rochdale. The four dwellings on Ashdene are accessed via a private road from Burwell Close. These dwelling all have two storey rear extensions with further L-shaped single storey extensions on the back, and these are both original to the dwelling.

Description of Proposal

A certificate of lawfulness is sought for a rear dormer and three roof lights to the front roof slope.

Publicity

In accordance with the Council's code for publicity for this type of application, no letters of notification have been issued.

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).

PD Rights Removed?

No

Consideration of the following conditions listed in the GPDO 2015

Assessment (Class B)

Class B of Part 1 of the Schedule to the GPDO allows for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof 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) 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

(ii) 50 cubic metres in any other case;

COMPLIES (+28.11 cubic metres).

(e) It would consist of or include –

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

(ii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe;
or

COMPLIES

Officer's Note: The proposed balcony is a Juliet balcony and thus constitutes PD.

(f) The dwellinghouse is on article 2(3) land.

COMPLIES

Conditions (Class B)

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 - The dormer would be clad in hung tiles to match the existing roof.

(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

(aa) The eaves of the original roof are maintained or reinstated; and

(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

(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

COMPLIES

Assessment (Class C)

Class C of Part 1 of Schedule 2 of the GPDO allows for any other alteration to the roof of the dwellinghouse subject to it not being contrary to any of the following criteria:

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

COMPLIES

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

COMPLIES

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

COMPLIES

(d) it would consist of or include-

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

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

COMPLIES

Conditions (Class C)

Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be -

(a) obscure-glazed; and

(b) 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

COMPLIES

RECOMMENDATION: Grant

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

Recommendation: Approve with Conditions

Approval Reason(s) (1)

- 1 The proposals comprise permitted development by virtue of compliance with Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore would not require planning permission.

Informatives (1)

- 1 For the avoidance of doubt, the decision relates to the following drawings:-
 - Site Location Plan. Dwg No. 250-E000. Revision A.
 - Existing Site Plan. Dwg No. 250-E001. Revision A.
 - Existing First Floor Plan. Dwg No. 250-E011. Revision A.
 - Existing Roof Plan. Dwg No. 250-E012. Revision A.
 - Existing North Elevations. Dwg No. 250-E020. Revision A.
 - Existing South Elevations. Dwg No. 250-E021. Revision A.
 - Proposed Site Plan. Dwg No. 250-P102. Revision B.

- Proposed First Floor Plan. Dwg No. 250-P114. Revision B.
- Proposed Loft Plan. Dwg No. 250-P115. Revision B.
- Proposed Roof Plan. Dwg No. 250-P116. Revision B.
- Proposed North Elevations. Dwg No. 250-P122. Revision C.
- Proposed South Elevations. Dwg No. 250-P123. Revision C.
- Proposed Dormer Calculation. Dwg No. 250-P145. Revision B.