

## Officer Report

**Case Reference:** PL/2026/0393  
**Location:** 65 BOARDMAN FOLD ROAD, MIDDLETON,  
MANCHESTER, M24 1QD  
**Proposal:** Application for certificate of lawfulness for proposed side and  
rear extensions  
**Recommendation:** Approve with Conditions  
**Officer:** Bob Melling

### Location

The application relates to no. 65 Boardman Fold Road, a two-storey semi-detached house located in Middleton.

### Description of Proposal

A certificate of lawfulness is sought for a single storey side extension and a single storey rear extension. The extensions would have a maximum height of 3.42m and a height to eaves of 2.59m. Both extensions would project 2.92m from their respective elevations.

### 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:-

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- Location Plan dated 29-Apr-2026
- Existing Site, Block And Location Plan. Dwg no. 1081-01
- Existing Ground Floor Plan. Dwg no. 1081-02
- Existing Roof Plan. Dwg no. 1081-03
- Existing Elevations. Dwg no. 1081-04
- Proposed Site, Block And Location Plan. Dwg no. 1081-05A
- Proposed Ground Floor Plan. Dwg no. 1081-06B
- Proposed Roof Plan. Dwg no. 1081-07A
- Proposed Elevations. Dwg no. 1081-08A