

Officer Report

Case Reference: NOT/2026/0480
Location: 10 MOUNT ROAD, MIDDLETON, MANCHESTER, M24 1DZ
Proposal: Prior approval for a proposed single storey rear extension measuring 7.50m from the original dwelling (with a maximum height of 3.10m and height to eaves to 3m)
Recommendation: Refuse
Officer: Luke Rigby

SITE

The application site consists of a two-storey detached residential dwelling located to the south of Mount Road in a predominantly residential area of Middleton. The existing dwelling is constructed of facing brick with a hipped roof.

PROPOSAL

The application seeks prior approval for the construction of a single storey rear extension projecting 7.5m from the rear elevation of the existing dwelling.

RELEVANT PLANNING HISTORY

25/00955/HOUS – First floor side and rear extensions including alteration to fenestration to side and rear elevations. Approve Subject to Conditions

25/00633/FUL – First floor side extension, formation of gable roof to existing side extension, formation of a pitched roof to the existing front porch, alteration to fenestration on all elevations and render to front and side elevations, following removal of existing chimney to side. Application Refused

PUBLICITY

In accordance with the Council's adopted Statement of Community Involvement, notification letters were sent to immediate neighbours

SUMMARY OF THIRD-PARTY REPRESENTATIONS

1No. representation received which can be summarised as follows:

- Neighbours have already endured a year of disruption due to development at the application site
- Property damage caused by excavator as a result of development

- The proposal would reduce daylight into No. 12 Mount Road.

ASSESSMENT

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 dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)

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 of the original dwellinghouse; or
- (ii) fronts a highway and forms a side elevation of the original dwellinghouse;

Complies

f) 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 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
- (ii) exceed 4 metres in height

Not Applicable – prior approval sought under A.1(g) below

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 –

a). 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

b). exceed 4 metres in height;

Complies – detached dwelling and extension of 7.5m beyond rear elevation of dwelling with eaves height of 3.19m

h) the enlarged part of the dwellinghouse would have more than one storey and—

i. extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

Not Applicable – single storey only

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:

i. Exceed 4 metres in height;

ii. Have more than a single storey, or

iii. Have a width greater than half the width of the original dwellinghouse

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)

Does Not Comply – a first-floor rear extension was constructed in the centre of the dwelling following application 25/00995/HOUS. The proposed single storey rear extension would be adjoined to this enlargement, and therefore must be taken together with this enlargement in an assessment of (e) to (j):

(e) Complies

(f) Not Applicable – Paragraph F does not apply to applications made for Prior Approval

(g) Does Not Comply – total enlargement would be more than a single storey

(h) Does Not Comply – the total enlargement would have more than a single storey and would extend beyond the rear elevation of the dwelling by more than 3m, thereby failing A.1(h)(i).

(i) Does Not Comply - The total enlargement would be within 2m of the boundary, the height of the eaves of the first-floor extension is clearly over 3m.

(j) Complies

The total enlargement – being the single storey extension proposed under this application, taken together with the first floor extension to which it is adjoined – would have more than a single storey and project more than 3m from the rear of the original dwellinghouse and is therefore contrary to A.1(g), (h)(i) and (i); as such, the development would be contrary to (ja).

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 microwave antenna

iii) The installation, alteration or replacement of a chimney, flue, soil and vent pipe

iv) An alteration to any part of the roof of a dwellinghouse

Complies

A.3 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 the submitted plans indicate this to be the case.

PRIOR APPROVAL ASSESSMENT

Under Class A of the General Permitted Development Order, permission is granted subject to condition A.4 (7) which reads: *"Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises"*.

One objection was received in relation to impact on amenity. Notwithstanding this, as above, the proposal would fall contrary to A.1(ja) and therefore would not be permitted under the provisions of Class A of the GPDO. The Prior Approval process

is therefore not engaged and there is no requirement for the Local Planning Authority to assess the impact of the development on the amenity of neighbouring dwellings.

Recommendation: Refuse

Refusal(s) (1)

- 1 The proposed development would, when taken together with the previous first floor extension to which it is adjoined, have more than a single storey and project more than 3m from the rear elevation of the dwelling. The proposed development would therefore exceed the limits of A.1(e) to A.1(j) and is therefore contrary to A.1(ja). The proposed development is therefore not lawful under the provisions of Class A to Schedule 2 of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 1 For the avoidance of doubt, this decision is based on the following plans/documents:
 - DWG No. TQRQM25170081835771 (Location Plan)
 - DWG No. 2020 Rev. P1 (Proposed Roof Plan)
 - DWG No. 2000 Rev P1 (Proposed Ground Floor Plans)
 - DWG No. 2200 Rev P1 (Proposed Elevations)
 - DWG No. 1950 Rev P1 (Proposed Block Plan)
 - Application Form