

Officer Report

Case Reference: PL/2026/0458
Location: 978 Manchester Road, Castleton, Rochdale, OL11 2TL
Proposal: Application for a certificate of lawfulness for a proposed rear dormer extension
Recommendation: Approve
Officer: Aimee Bovaird

Site

The application relates to 978 Manchester Road, Castleton, a two-storey terraced dwelling. The property does not benefit from off street parking.

Proposal

A certificate of lawfulness is sought for a rear dormer. This will measure approx. 2m in height, 4.3m in length and 8.2m in depth.

Is the proposal wholly within the curtilage of the dwellinghouse? Yes

Relevant History: N/A

Permitted Development Rights removed? No

Representations

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 (Sept 2019)

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 front 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

(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

(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

(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

Recommendation: Approve

Approval Reason(s) (1)

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

Informatives (1)

- 2 For the avoidance of doubt, the decision relates to the following plans and documents
 - Location Plan
 - Proposed Elevations and Sections 2430/3
 - Proposed Floor Plans 2430/2
 - Application Form

