

Officer Report

Case Reference: NOT/2026/0532
Location: 17 WOLSTENHOLME FOLD, ROCHDALE, OL11 5UD
Proposal: Prior approval for a proposed single storey rear extension measuring 6.5m from the original dwelling (with a maximum height of 3.40m and height to eaves to 3.40m)
Recommendation: Prior Approval Not Required
Officer: Luke Rigby

SITE

The application site consists of a two-storey detached residential dwellinghouse sited to the east of Wolstenholme Fold in Rochdale. The application site is located within the Green Belt, however this designation does not revoke the sites permitted development rights.

PROPOSAL

The application seeks prior approval for a single storey rear extension measuring 6.5m from the original dwelling with a maximum height of 3.40m and height to eaves to 3.40m.

RELEVANT PLANNING HISTORY

None relevant.

PUBLICITY

Nos. 23, 19a Wolstenholme Fold

SUMMARY OF THIRD PARTY REPRESENTATIONS

None received.

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 dwellinghouse with proposed single storey extension projecting 6.5m from the rear of the original dwelling with overall height of 3.4m.

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 – height to eaves exceeding 3m, however separation distance of approximately 2.95m from the boundary.

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

j) 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 verandah, 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.

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

Not Applicable – single storey only

c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse

Not Applicable – single storey only.

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”*.

No objections, or representations, have been received and therefore the Prior Approval of the Local Planning Authority is not required.

Recommendation: Prior Approval Not Required

For the avoidance of doubt, this decision relates to the following plans/documents:-

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- Site Location Plan
- DWG No. 26.3828.2 (Proposed Floor and Elevation Plans)
- DWG No. 26.3828.4 (Proposed Block Plan)