

Officer Report

Case Reference: PL/2026/0730
Location: 24 UPLANDS, MIDDLETON, MANCHESTER, M24 1FA
Proposal: Application for a certificate of lawfulness for a hip to gable roof extension, rear dormer extension with Juliet balcony and velux windows to front plane of roof
Recommendation: Permitted Development
Officer: Aimee Bovaird

Site

The site is located at 24 Uplands, Middleton. This is a two storey semi detached dwelling benefitting from off street parking and a rear garden. The surrounding area is predominately residential and within the Defined Urban Area.

Proposal

The application seeks permission for a certificate of lawfulness for a hip to gable roof extension, rear dormer extension and a Juliette balcony.

Neighbours Notified

In accordance with the Council's adopted Code of Practice for this type of applications, no notification or publicity was issued

Assessment

Class B - additions etc to the roof of a dwellinghouse

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

B.1) Development is not permitted by Class B if—

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

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

e) it would consist of or include—

i) the construction or provision of a verandah, balcony or raised platform, or

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

Complies

f) the dwellinghouse is on article 2(3) land

Complies - the dwellinghouse is not on article 2(3) land

g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)

Complies

h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys)

Complies

Conditions

B.2) Development is permitted by Class B subject to the following conditions—

a) the materials used in any exterior work must be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse

Complies - Applicant's responsibility, however the submitted plans indicate this to be the case.

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

Not Applicable – hip to gable

bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practical, not less than 0.2m from the eaves, measured along the roof slope from the outside edge of the eaves; and

Complies

ii) other than in the case of an enlargement which joins the original roof to the roof 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 into 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 1.7m above the floor of the room in which the window is installed

Complies - no windows to be inserted into any side elevation

Class C - other alterations to the roof of a dwellinghouse. This includes rooflights.

C. Any other alteration to the roof of a dwellinghouse

C.1 Development is not permitted by Class C if—

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

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 or replacement of solar photovoltaics or solar thermal equipment

Complies

e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)

Complies – dwelling not constructed under Part 20.

Conclusion

The development comprises permitted development by virtue of compliance with B and C 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.

Recommendation: Permitted Development

Approval Reason(s) (1)

- 1 The development comprises permitted development by virtue of compliance with Class A, B and C 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
- Proposed Loft Floor Plan 1122-09
- Proposed Ground Floor Plan 1122-07
- Proposed First Floor Plan 1122-08
- Proposed Roof Plan 1122-10
- Proposed Elevations 1122-11

