

Officer Report

Case Reference: PL/2026/0557
Location: 16 TEXTILE CLOSE, HOLLINS, MIDDLETON,
MANCHESTER, M24 6FD
Proposal: Certificate of lawfulness for a proposed single storey rear extension
Recommendation: Approve
Officer: Aimee Bovaird

Site

The site is located at 16 Textile Close, Middleton. This is a two storey detached dwelling.

Description of Proposed Development

A certificate of lawfulness is sought for a single storey rear extension.

The Host Dwelling is: Detached

How far will the proposed extension extend beyond the rear wall of the original dwelling house measured externally: 4.0m

What will be the maximum height of the proposed extension measured externally from the natural ground level: 3.3m

Neighbours notified: None

Number of representations received: None

History

25/01056/CPL - Certificate of lawfulness for the proposed conversion of existing garage to ancillary living accommodation and proposed single storey rear extension

18/01300/REM - Submission of reserved matters pursuant to outline planning permission
15/01183/OUT relating to the appearance, landscaping, layout and scale for the erection of 103 dwellings - Grant subject to conditions

18/00087/REM - Submission of reserved matters pursuant to outline planning permission
15/01183/OUT relating to the scale, layout and appearance of the proposed detached garages - Grant subject to conditions

16/01556/REM - Submission of reserved matters following outline approval 15/01183/OUT relating to appearance, landscaping, layout and scale for the erection of 103 no. dwellings. - Grant subject to conditions

15/01183/OUT - Outline application (including access) for up to 205 residential units (Use Class C3) with associated landscaping, open space, access arrangements and car parking (Resubmission of 14/00849/OUT) - Grant subject to conditions

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:

Permitted Development

A. The enlargement, improvement, or alteration of a dwellinghouse

Development not permitted

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

(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 of the original dwellinghouse; 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.

Not applicable – single storey extension

(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)

Not applicable – dwelling is not sited on Article 2(3) land.

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 - applicants responsibility, however submitted plans indicate that this is 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, 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

Recommendation: Approve

- 1 The proposal constitutes permitted development by virtue of compliance with the requirements of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 For avoidance of doubt the decision relates to the following plans:

- Location Plan Proposed
- Floor Plans as Existing and Proposed and Proposed Sections 226/141/02
- Elevations as Proposed 226/141/04