

**Application for a certificate of lawful development relating to a proposed rear
dormer window at 86 Castle Hill Road, Birtle, Bury BL9 7RW**

**The application is made under section 192 of the 1990 Act (as amended) and in
relation to Schedule 2, Part 1, Class B of the General Permitted Development
Order 2015 (as amended)**

Planning statement



January 2023

Prepared by Hartley Planning and Development Associates Ltd

The owner of the above dwelling intends to construct a rear dormer to his property which is an end terrace..

He wishes to obtain confirmation from the local planning authority that the proposed development would constitute permitted development.

Therefore, the application is submitted for confirmation that the proposed development, as shown on the submitted plans, would be permitted under Schedule 2, Part 1, Class B of the General Permitted Development Order 2015 (as amended). The proposed development would accord with the terms of Class B as the following indicates: -

Terms of Class B	
<i>This provides permitted development rights for the enlargement of a house consisting of an addition or alteration to its roof.</i> <i>Under Class B the following limits and conditions apply:</i> B.1 Development is not permitted by Class B if – <i>a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)</i>	Condition is met
<i>b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof</i>	Condition is met
<i>(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</i>	The proposed dormer is on the rear elevation
<i>(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than -</i> <i>(i) 40 cubic metres in the case of a terrace house</i>	The extra cubic content is 15m3

For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.	
(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 NB Page 29 of the Technical Guidance states : - Verandahs, balconies and raised platforms are not permitted development and will require planning permission. A veranda is understood to be a gallery, platform, or balcony, usually roofed and often partly enclosed, extending along the outside of a building at ground level. A balcony is understood to be a platform with a rail, balustrade or parapet projecting outside an upper storey of a building. A ‘Juliet’ balcony, where there is no platform and therefore no external access, would normally be permitted development.	Condition is met Note the Technical Guidance note regarding Juliet balconies
(f) the dwellinghouse is on article 2(3) land	The dwelling is not on article 2(3) land
Conditions	
B.2 Development is permitted by Class B subject to the following conditions - (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse The Technical Guidance adds: - This condition is intended to ensure that any addition or alteration to a roof for a loft conversion results in an appearance that minimises visual impact and is sympathetic to the existing house. This means that the materials used should be of similar visual appearance to those in the existing house, but does not mean that they need to be the same materials or match exactly. The visual impacts of the materials used will be the most important consideration. For example: • the flat roofs of dormer windows will not normally have any visual impact and so, in this case, the use of materials such as felt, lead or zinc for flat roofs of dormers will therefore be acceptable.	The external materials of the front and cheeks of the dormer to be blue slate(natural or artificial) to be similar in appearance to the existing roof

• the face and sides of a dormer window should be finished using materials that give a similar visual appearance to existing house. So the materials used for facing a dormer should appear to be of similar colour and design to the materials used in the main roof of the house when viewed from ground level. Window frames should also be similar to those in the existing house in terms of their colour and overall shape.	
b) the enlargement shall 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 shall, so far as practicable, be 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 It is sometimes necessary to remove the eaves of the original roof while works are carried out. To be permitted development eaves that are temporarily removed should be reinstated. The measurement of 0.2 metres should be made along the original roof slope from the outermost edge of the eaves (the edge of the tiles or slates) to the edge of the enlargement. Any guttering that protrudes beyond the roof slope should not be included in this measurement.	The eaves are to be maintained or re-instated. The front of the dormer would not extend beyond the outer edge of the original rear wall and also would be set back by at least 0.2 metres when measured along the roof slope from the outside edge of the eaves(See submitted plan) Condition is met.
(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be - (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more	Not applicable

<i>than 1.7 metres above the floor of the room in which the window is installed</i>	
---	--