

Introduction

- 1.1 The application is submitted under Section 192 of the Town and Country Planning Act 1990 and **demonstrates that the alterations proposed to the building would not require express planning permission.**
- 1.2 The application seeks confirmation from the local planning authority that the proposed building is permitted under Class B (*Dormer Window*) and Class C (*installation of roof lights/windows*) of Part 1 of the Schedule to the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- 1.3 The proposed alterations and extensions would enlarge existing Dormer Room and provide Nursery to existing dwelling house.

Assessment of Proposal

- 1.4 The proposal should be assessed against Class B, Class C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) [GPDO].

Assessments are set out directly from the GPDO -

Clarification and justification is set out in bold below each section

Class B of Part 1

Class C of Part 1

Class B of the GPDO

1.5 **Class B1 of the GPDO** allows for the enlargement of a house consisting of an addition or alteration to its roof.

1.6 **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 M, N, P, PA or Q of Part 3 of this Schedule (change of use)

The existing dwellinghouse was built as dwelling house and has existed for over 15 years therefore the proposal is not affected by any of the restrictions set out within paragraphs B1(a)

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof>

No part of the works, exceed the height of the highest part of the existing roof
(other than rooflights which are covered under class C permitted development rights below)

(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.

No proposed works extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than -

(ii) 50 cubic metres

The cubic content of the dormer window which extends beyond the plane of the existing roof to the rear is noted on the drawings as under 50 m³

(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

No enlargement consists or includes items falling within Criterion (e) i - ii

1.7 Class B2 of the GPDO states 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.

Materials as noted will be of similar to those used in the construction of the exterior of the existing dwellinghouse

(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 m 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.

The edge of the proposed rear dormer closest to the eaves of the original roof will not be less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; as detailed and dimensioned on the submitted drawing and no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.

- (b) (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 than 1.7 metres above the floor of the room in which the window is installed

There are no windows proposed in the roof slope or side elevation of the dwellinghouse as extended

Class C of the GPDO

1.8 **Class C1 of the GPDO** provides permitted development rights for any other alteration to the roof of a house. Such alterations will not involve any enlargement of the house, but would, for example, over the installation of roof lights/windows.

1.9 **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 M, N, P, PA or Q of Part 3 of this Schedule (change of use)

The existing dwellinghouse has existed for over 15years therefore the proposal is not affected by any of the restrictions set out within paragraphs C1(a)

(b) the alteration would protrude more than 0.15 m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

The rooflights to be used will have recess flashing kits which ensure the rooflight alteration would protrude no more 0.15 m beyond the plane of the slope of the original roof.

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

(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, alteration or replacement of solar photovoltaics or solar thermal equipment

No enlargement consists or includes items falling within Criterion (c or d) i – ii

Conditions C.2 **does not apply** – “window located on roof forming slope forming a side elevation”

Conclusion

Consequently, we consider that express planning permission is not required for the proposed roof alterations and associated works proposed at 47 Russell Street Prestwich Manchester M25 1GU because it would benefit from deemed permission granted by against Class B and Class C of Part 1 of the Schedule to the Town and Country Planning (General Permitted Development) Order 2015 (as amended).