

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142066/LP/2025

Date registered valid: 4 February 2025

Proposal: Enlargement of dwellinghouse including PART A: the erection of rear dormer over main property and outrigger roofs together with PART B: the installation of two rooflights on the front roof.

Address: 18 Grange Lane, Manchester, M20 6RW

Ward(s): Didsbury East Ward

Applicant: Mr Steven Holman

Agent (if any): Mr Matthew Condron Condron Design Consultants Ltd

Case officer: Robert Tyrer
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Recommendation: Split Approve and Refuse

Date of recommendation: 28 March 2025

Application details

Type of application: Certificate Lawful Development Proposed

Development type: Certificates of lawfulness

Date of site visit: Not Required

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building and area

18 Grange Lane is located in the Didsbury East Ward of Manchester. This property is a two-storey, two-bedroom end terraced house, which is a common type of housing in this neighbourhood. The area is primarily residential, featuring mostly terraced properties.

The property has previously been extended with a single storey rear extension.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking a certificate of proposed lawful development to enlarge the dwellinghouse including the erection of rear dormer over main property and outrigger roofs together with the installation of two rooflights on the front roof.

Consultations & Notification Responses

None Required - There is no statutory requirement to consult third parties including neighbours; views expressed by third parties on the planning merits of the case, or on whether the applicant has any private rights to carry out the operation, use or activity in question, are irrelevant when determining the application.

Issues

Planning History - There have been one previous planning application at this address, the details are provided below:

Application Reference: 100212/FH/2012/S2

Description: Erection of single-storey rear extension to create additional living accommodation

Decision: Approved 09.10.2012

Legislative Issues

Sections 191 and 192 of the Town and Country Planning Act 1990 provide for anyone (not just a person with a legal interest in the land) to apply to the local planning authority (LPA) for a lawful development certificate (LDC). A certificate is a statutory document certifying:

(1) in the case of an application under section 191, the lawfulness, for planning purposes, of existing operations on, or use of land, or some activity being carried out in breach of a planning condition; or

(2) in the case of an application under section 192, the lawfulness of proposed operations on, or use of land.

The onus of proof in regard to (1) is firmly on the applicant and the issue of a certificate will depend on the on factual evidence provided about the history and planning status of the building or other land and the interpretation of any relevant planning law or judicial authority. The relevant test of the evidence in this matter is "the balance of probability" and the applicants own evidence does not need to be corroborated by independent evidence. If the LPA have no evidence to contradict the applicants version of events or make them less than probable, there is no good reason to refuse the issue of a certificate.

In regard to (2), this provides that, if the LPA are supplied with information satisfying them that the use or operations described in the application would be lawful, if instituted or begun at the time of the application, they shall issue a certificate to that effect; and, in any other case, they shall refuse the application.

In short, the purpose section 192 is to enable any person who wishes to find out whether any proposed use or operations would be lawful to apply to the LPA for that purpose

The application needs to describe the proposal with sufficient clarity and precision to enable the LPA to understand (from a written description and plans) exactly what is involved in the proposal; and to submit whatever supporting information or legal submission that are to be relied upon in order to satisfy the LPA that a certificate should be granted for the proposal.

In making their decision on an application under section 192, the LPA ask themselves the hypothetical question - *"If this proposed change of use had already occurred, or if this proposed operation had commenced, on the application date, would it have been lawful for planning purposes?"* In doing so, the LPA will not only consider whether the proposal would involve "development" requiring an application for planning permission, but whether it would involve a breach of any existing condition or limitation imposed on a grant of planning permission which has been acted upon, and which therefore constrains what can be done on the land. The LPA will not make a proposal fit a scenario; the only question is whether the proposal made by the applicant is lawful at the time of submission.

The Application

This application is pursued under subsection (1) of section 192, which provides for an application to determine whether any proposed use or operations would be lawful for planning purposes.

The applicant is seeking a certificate of proposed lawful development to enlarge the dwellinghouse including the erection of rear dormer over main property and outrigger roofs together with the installation of two rooflights on the front roof.

Each part of the proposal will be evaluated in accordance with the relevant sections of the Town and Country (General Permitted Development) Order 2015 (as amended) and discussed below.

- PART A – Dormer
- PART B – Rooflights

Legal Framework

The proposed dormer will be considered under Part 1, Schedule 2, Class B of the Town and Country (General Permitted Development) (England) Order 2015 (as amended) - the relevant legislation when considering the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

PART A Dormer Assessment

The following table outlines the compliance of the proposed development with the relevant paragraphs of Class B:

Paragraph	Complies
B.1 (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);	N/A
B.1 (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	Yes
B.1 (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;	Yes
B.1 (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	Yes
(ii) 50 cubic metres in any other case;	N/A
<u>Explanation</u> For the purposes of Class B, “resulting roof space” means the roof space as enlarged, taking into account <u>any enlargement</u> to the original roof space, <u>whether permitted by this Class or not.</u> Government publication Permitted development rights for householders - Technical Guidance.	

The Guidance advises that: **Any previous enlargement to the original roof space in any part of the house must be included in this volume allowance**. Therefore, we can only conclude from this guidance that all additional roof space, no matter where it is in the house, is taken into account in the volume allowance calculation, irrespective of the means by which it was permitted.

As such the property has already been extended with a single storey side and rear extension.

Part A relates to the rear dormer over main roof calculation

Part B relates to the rear dormer over outrigger calculation

Part C relates to the existing rear extension approved application reference: 100212/FH/2012/S2

Cubic Content = PART A + B

$$\begin{aligned}\text{Dormer A} &= \frac{1}{2} \times (\text{width} \times \text{length} \times \text{height}) \\ &= \frac{1}{2} \times (4.8 \text{ metre} \times 3.5 \text{ metre} \times 1.4 \text{ metre}) \\ &= \mathbf{11.76 \text{ metre}^3}\end{aligned}$$

$$\begin{aligned}\text{Dormer B} &= \frac{1}{2} \times (\text{width} \times \text{length} \times \text{height}) \\ &= \frac{1}{2} \times (2.9 \text{ metre} \times 1.9 \text{ metre} \times 4.1 \text{ metre}) \\ &= \mathbf{11.295 \text{ metre}^3}\end{aligned}$$

$$\begin{aligned}\text{Dormer A + B Total} &= 11.76 \text{ metre}^3 + 11.295 \text{ metre}^3 \\ &= \mathbf{23.055 \text{ metre}^3}\end{aligned}$$

$$\begin{aligned}\text{Single Storey Rear Extension (Part C)} &= \frac{1}{2} \times (\text{width} \times \text{length} \times \text{height}) \\ &= \frac{1}{2} \times (2.9 \text{ metre} \times 2.83 \text{ metre} \times 1.53 \text{ metre}) \\ &= \mathbf{6.278 \text{ metre}^3}\end{aligned}$$

$$\begin{aligned}\text{Overall Cubic Content of Roof Enlargement} &= \text{Part (A + B) + C} \\ &= 23.055 \text{ metre}^3 + 6.278 \text{ metre}^3 \\ &= \mathbf{29.33 \text{ metre}^3}\end{aligned}$$

include— B.1 (e) it would consist of or

(i) the construction or provision of a veranda, balcony or raised platform, or	Yes
(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe	Yes
B.1 (f) the dwellinghouse is on article 2(3) land.; or	Yes
B.1 (g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).; or	Yes
B.1 (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).	N/A

Conditions for Permitted Development

Development is permitted by Class B subject to the following conditions:

- B.2 (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
Compliance Status: [**Complies/Does Not Comply**]
- B.2 (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
Compliance Status: [**Complies/Does Not Comply**]

Explanation: The proposed rear dormer, along with the addition of the juliet balcony and bi-folding doors, would prevent the full reinstatement of the original roof eaves (highlighted in red as shown on image 1).



Image 1 Existing and Proposed Rear Elevation with the eaves of original roof highlighted by a red line.

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

Compliance Status: [~~Complies/Does Not Comply~~]

- 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; and

Compliance Status: [~~Complies/Does Not Comply~~]

- B.2 (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—

- a) obscure-glazed, and

Compliance Status: [~~Complies/Does Not Comply~~]

- b) 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.

Compliance Status: [~~Complies/Does Not Comply~~]

Interpretation of Class B

B.3 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.

B.4. For the purposes of paragraph B.2(b)(ii)—

(a) roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwellinghouse are not to be considered part of the enlargement; and

(b) “rear or side extension” includes an original part of, or a subsequent extension of, the dwellinghouse that extends from the rear or side of the principal part of the original dwellinghouse.

Any other classes?

The Technical Guidance (September 2019) which states which state that:

“In order to be permitted development, a proposal must meet all the limitations and conditions under each Class relevant to the proposal. It is therefore essential that any proposed household development is considered in the context of the permitted development rules as a whole in order to determine whether it benefits from permitted development rights and therefore does not require an application for planning permission.

For example, where a proposed two storey extension at the rear of a house has a roof that joins onto the main roof of the original house, the works will need to meet the requirements of both Class A (which covers the enlargement of the house) and Class C (which covers any alterations to the roof) in order to be permitted development. If the works also include the creation of a dormer window to enlarge the roof space, either in the extension or the original roof space, then they would also need to meet the requirements of Class B”.

In other words, an extension or alteration to a dwellinghouse can fall within more than one Class.

In this case, the height of the roof of the outrigger is below the roof of the main dwelling. The eaves line is just above the middle section of the first-floor bedroom rear window and importantly set below the level of the main roof.

The enlargement, which would be "L" shaped, takes the form of a dormer extending across the majority of the width of the existing rear roof slope and then outwards across the roof slope of the outrigger. While appearing to retain the outrigger eaves together with a small strip of roof, much of the existing outrigger roof would be lost.

The enlargement essentially adds a third storey on top of the outrigger and, at this part, is enclosed mainly by new walls and a lean-to roof at a higher level than the original outrigger roof. Also, a section of new wall (below the eaves of the main dwelling) extends outwards directly from the rear-facing wall of the main part of the dwelling (images 2,3 and 4).

Therefore, the works go beyond what could be described only as an "addition or alteration" to a roof. The works would, as a matter of fact and degree, also amount to an enlargement of the dwellinghouse. They would, thus, fall to be considered under Class A as well as Class B.

Therefore, the works would fail to comply with Part 1, Schedule 2, A.1 (d), (h)(ii), and (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal fails to comply with A.1 (d) as the height of the eaves of the enlarged, improved, or altered part of the dwellinghouse would exceed the height of the eaves of the existing dwellinghouse.

In terms of A.1 (h)(ii), the proposal fails because the enlarged part of the dwellinghouse would have more than a single storey and be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged, which is opposite the rear wall of that dwellinghouse.

Lastly, the proposal fails to comply with A.1 (i) as 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.



Image 2 + 3 Illustration and Google Earth Street View image depicting the rear of the property, highlighting the identified rear wall



Image 4 Illustration image depicting the rear of the property, highlighting the identified rear walls

PART B - Rooflights Assessment

The proposed two rooflights to the front roof will be considered under Part 1, Schedule 2, Class C of the Town and Country (General Permitted Development) (England) Order 2015 (as amended) - the relevant legislation when considering other alterations to the roof of a dwellinghouse

The following table outlines the compliance of the proposed development with the relevant paragraphs of Class C:

Paragraph	Complies
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);	Yes
C.1 (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;	Yes
C.1 (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or	Yes
C.1 (d) it would consist of or include—	
(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	Yes
(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.; or	Yes
C.1 (e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	N/A

Conditions

- C.2 any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - a) obscure-glazed, and
Compliance Status: [**Complies**/~~Does Not Comply~~]
 - b) 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.
Compliance Status: [**Complies**/~~Does Not Comply~~]

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Refuse

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Refuse

The proposed rear dormer, as shown on drawings MCPRCOL01, MCPRCOL02, MCPRCOL03 and MCPRCOL04 does not constitute permitted development. It fails to meet the requirements of Part 1, Schedule 2, Class A.1(d), (h)(ii) and (i), and Class B.2(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Approve

The installation of two rooflights, as shown on drawings MCPRCOL01, MCPRCOL02, MCPRCOL03 and MCPRCOL04 constitutes permitted development. These rooflights meets the requirements of Part 1, Schedule 2, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA