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GPDO Assessment – Class B

Proposal – Dormer Window to Rear

32 Mabfield Road, Manchester, M14 6LW

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INTRODUCTION

1.1 RBA Town Planning have been instructed by the Applicant to apply for a Certificate of Lawful Proposed Development Application for the erection of a rear dormer window at 32 Mabfield Road, Manchester, M14 6LW under Class B of the General Permitted Development Order (GPDO).

1.2 This Statement sets out the provisions of the GPDO, Schedule 2, Part 1, Class B - additions etc to the roof of a dwellinghouse. This statement should be read in conjunction with the proposed plans and all other documentation submitted as part of the application.

THE SITE

2.1 The appeal site is a mid-terraced property located on Mabfield Road, Fallowfield, Manchester. The property is a traditional red brick building with a gabled roof and two storey outrigger to the rear. The property has previously been extended with a single storey extension to the ground floor. Externally, the property is accessed directly from the pavement on Mabfield Road and has a rear yard with access onto an alleyway to the rear for refuse storage/collection.

2.2 The property is not subject to notation on the Local Development Framework Plan nor does it have any condition restricting any rights prescribed within the provisions of the General Permitted Development Order.

PROPOSAL

3.1 The Property Owner seeks a Certificate of Lawful Proposed Development for a dormer window to rear. It is acknowledged there is an existing dormer window in situ, however, the materials used in the dormer face and cheeks is not of a similar appearance to that of the exterior of the dwellinghouse.

This application is for a proposed dormer with hanging tiles used as the exterior materials of the dormer face/cheeks so that it is similar to the appearance of the exterior of the dwellinghouse.

ASSESSMENT

4.1 The following is an assessment of the GPDO Criteria set out under Schedule 2 Part 1 Class B;

Permitted Development

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

Development not permitted

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 M, N, P or Q of Part 3 of this Schedule (changes of use);

The dwelling has NOT been subject to a previous change of use by virtue of class M, N, P or Q.

- (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 proposed dormer window would exceed the height of the existing roof.

- (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;

The proposed dormer window would be sited to the rear elevation and no part of the works would extend beyond the existing roof slope forming the principal elevation, fronting a highway.

- (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;

The cubic content of the proposed dormer is less than 40 cubic metres.

(e) it would consist of or include—

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

There will be no verandah, balcony or raised platform.

- ii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe;
or

There will be no installation, replacement or alteration of any of the above.

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

The dwellinghouse 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 must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The applicant proposes to use hanging tiles to the face and cheeks of the proposed dormer. Fenestration to match existing.

- (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

(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

The original eaves will be maintained, and the dormer window will be 0.2m from the eaves measured along the roof slope.

- 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

No part of the dormer will extend beyond any external wall of the original dwellinghouse.

(c) any window inserted on 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.

There will be no windows installed on the side elevations.

CONCLUSION

5.1 It is considered that the proposed rear dormer window has been evidenced to meet with the criteria set out within Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order (As Amended).