Supporting Evidence (Rev A) -206 Oswald Road- Application for a Lawful Development Certificate for a Proposed Use or Development

Project Number: 2000
Project Title: 206 Oswald Road, Chorlton, Manchester, M21 9GW
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

This report is intended to support the proposal and to provide photographs.



The above photograph shows 206 Oswald Road viewed from the road.

The photograph below is taken from the garden looking towards 206 Oswald Road, with number 208 Oswald Road to the right.

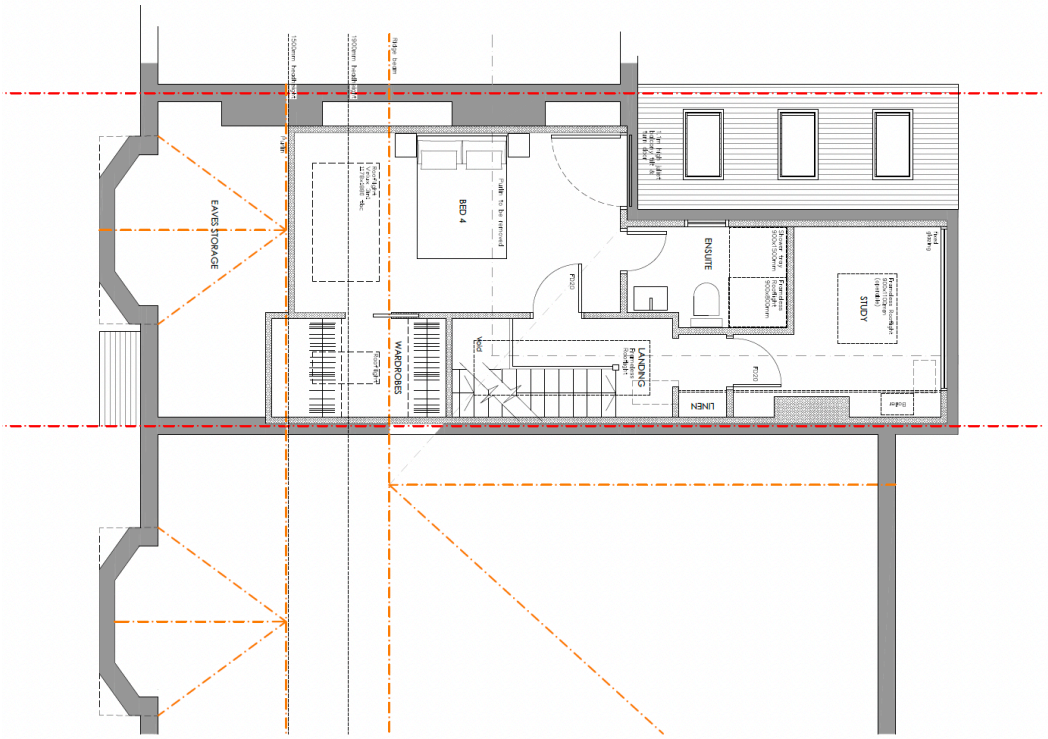


The photograph below is taken from the garden of 206 Oswald Road and shows the neighbouring roof extensions at 208 Oswald Road.



The drawings below show the approved loft conversion at 125 Oswald Road. The L-shaped dormer at 206 Oswald Road is materially similar in form and arrangement to the lawful development approved at 125 Oswald Road under Class B. The window arrangement at 206 Oswald Road has additionally been revised following the previous decision to address the Local Planning Authority's specific concerns regarding window appearance.

NOTES:
This drawing to be read in accordance with the specification/Bills of Quantities and related drawings.
No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the designer notified of any discrepancies.



FOR PLANNING

Project
125 OSWALD ROAD
CHORLTON
MANCHESTER
M21 9GE

Title
PROPOSED SECOND FLOOR PLAN

Scale 1:50 @ A3
Date APRIL 2023
Drawn SB
Checked -
Drawing Number 7029_PL09
Revision -

SMASHBOX
97 Alderley Road | Wilmslow | Cheshire | SK9 1PT
ARCHITECTURE DESIGN PLANNING
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NOTES:
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PROPOSED rear elevation



PROPOSED front elevation

0 Metres 2.0 3.0 4.0

FOR PLANNING

Project
125 OSWALD ROAD
CHORLTON
MANCHESTER
M21 9GE

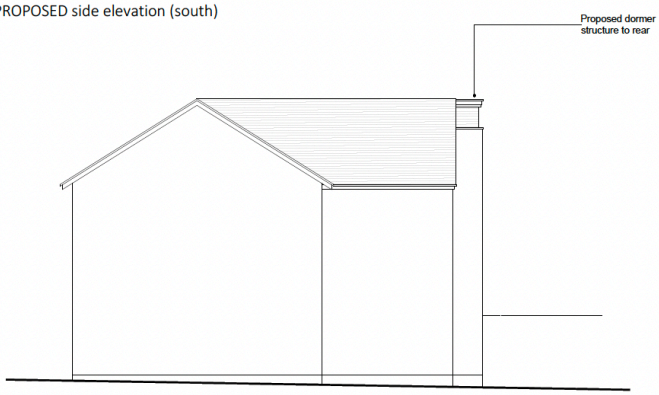
Title
PROPOSED ELEVATIONS

Scale 1:100 @ A3
Date APRIL 2023
Drawn SB
Checked -
Drawing Number 7029_PL10
Revision -

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PROPOSED side elevation (south)



PROPOSED side elevation (north)

NOTES

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No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the designer notified of any discrepancies.

0 Metres 2.0 3.0 4.0

FOR PLANNING

Project
125 OSWALD ROAD
CHORLTON
MANCHESTER
M21 9GE

Title
PROPOSED SIDE ELEVATIONS

Scale	Date
1:100 @ A3	APRIL 2023
Drawn	Checked
SB	-
Drawing Number	Revision
7029_PL11	-

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Permitted development

This application follows the previous Lawful Development Certificate application (Ref: PLA-2026-000039), for which a split decision was issued. The Council confirmed that the proposed front rooflights and removal of the existing chimney stack constituted permitted development, with the L-shaped dormer refused solely on the basis of the appearance of the windows within the rear elevations. The current application therefore seeks to address the reason for refusal through amendments to the window design. For completeness and clarity, the proposed works are shown and described in their entirety within this application. The number of front rooflights has also been reduced from three to two following subsequent client design development.

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
The proposal involves development falling within the following classes of Schedule 2, Part 1 of the GPDO:

Class B – Enlargement of a dwellinghouse consisting of an addition or alteration to its roof (rear L-shaped dormer)
Class C – Other alterations to the roof of a dwellinghouse (rooflights)
Class G – Chimneys, flues and soil and vent pipes (removal of existing chimney stack)
Each element of the proposal is assessed below.

For the purposes of this assessment, the 'original dwellinghouse' is taken as the dwelling as first built, in accordance with the GPDO. All works shown on the submitted drawings form part of this application and have been assessed under the relevant Classes of the GPDO.

CLASS B — Roof Alteration (Rear L-Shaped Dormer) - Compliance

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

N/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;

The proposed L-shaped dormer does not exceed the height of the existing ridge.

(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 proposal does not extend beyond the plane of the principal elevation roof slope fronting the highway.
The dormer is located entirely on the rear roof slope and rear outrigger.
No works are proposed to the front roof plane (other than rooflights assessed under Class C)

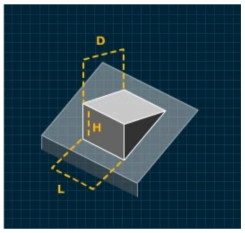
(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house, or
(ii) 50 cubic metres in any other case;

The property is a mid-terrace dwelling. The total additional roof volume is 33.45m³, which is within the 40m³ allowance for a terrace dwelling under Class B (calculations below).

https://www.planningportal.co.uk/services/professional-portal/volume-calculator/dormer-window-flat-roof accessed (7th April 2026)

Dormer window — flat roof



Height (metres)
2.09

Depth (metres)
2.95

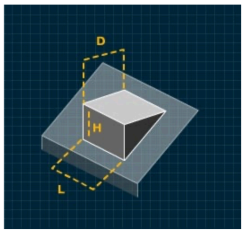
Length (metres)
5.04

Total Volume:
15.54

Calculate Volume

Reset

Dormer window — flat roof



Height (metres)
2.06

Depth (metres)
3.78

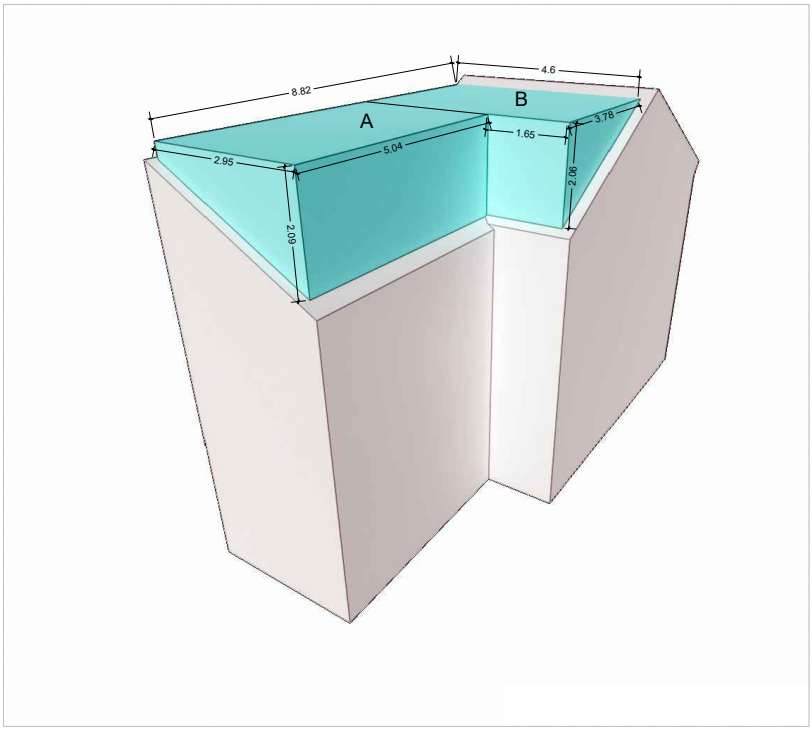
Length (metres)
4.6

Total Volume:
17.91

Calculate Volume

Reset

proposed volume calculation



DORMER VOLUME CALCULATIONS

Volume of Dormer A = $\frac{5.04 \text{ X } 2.95 \text{ X } 2.09}{2}$ = 15.54 m3

Volume of Dormer B = $\frac{4.6 \text{ X } 3.78 \text{ X } 2.06}{2}$ =17.91 m3

Total Volume = A + B =

33.45 m3

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For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.

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PLANNING

Rev	Date	Revision Note	By	Check

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Status	File Name	X-Ref File	
-	-	-	

Drawn by	date	checked by	date	Scale at A1	Scale at A3
-	-			-	-

Job title
206_OSWALD_ROAD

Drawing title
1984_(20)PROPOSED_VOLUME_CALCULATION

Job No.	CPI cat.	Dwg No.	Revision
1984	-	-	-

(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 veranda or balcony is proposed. The removal of the existing chimney stack is assessed separately under Class G.

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

The property is not located on article 2(3) land.

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)

N/A

(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

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 proposed dormer will be finished in materials of a similar appearance to the existing roof and dwellinghouse. The window arrangement has been revised following the previous Lawful Development Certificate decision (Ref: PLA-2026-000039), specifically to address the Local Planning Authority's concern regarding the appearance of the windows. The revised windows are designed to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

(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

The proposal maintains the existing eaves of the original roof where applicable.

(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 dormer is set back approximately 0.2m from the eaves.

(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 enlargement projects beyond the external wall line.

(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.

A window is proposed on the side elevation and will be obscure-glazed and non-opening unless the opening parts are located more than 1.7m above finished floor level, in accordance with Class B requirements.

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 externalwall 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.

The proposal constitutes a lawful roof enlargement under Schedule 2, Part 1, Class B of the GPDO. L-shaped dormers are a common and established form of permitted development under this class.

CLASS C (Compliance)

Class C – other alterations to the roof of a dwellinghouse
The proposed rooflights are located on the front roof slope but remain flush-fitting and do not project beyond the plane of the roof, in accordance with Class C.

Permitted development
C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

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);

Existing lawful dwellinghouse (Use Class C3).

(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;

Drawings show that the proposed roof lights will not protrude more than 0.15 metres 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

No alteration exceeds the height of the existing ridge.

(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.; or

N/A
(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).
N/A

Conditions
C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—
(a) obscure-glazed; and
(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.

No rooflights are proposed on a roof slope forming a side elevation. If any were proposed, they would be obscure-glazed and non-opening unless the opening parts are more than 1.7m above the floor.

CLASS G (Compliance)

Class G – installation, alteration or replacement of a chimney, flue or soil and vent pipe

Permitted development

G. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

Development not permitted

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

(a) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more;

N/A – the proposal relates to the removal of an existing chimney stack and does not increase height.

(b) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which—

(i) fronts a highway, and
(ii) forms either the principal elevation or a side elevation of the dwellinghouse; or

The property is not located on article 2(3) land.

(c) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

N/A

Conditions

G.2 Development is permitted by Class G subject to the condition that the chimney, flue or soil and vent pipe must be of a similar appearance to those used in the construction of the exterior of the dwellinghouse.

N/A – the proposal relates to the removal of an existing chimney stack and therefore no new materials are introduced.

The proposal includes the removal of an existing chimney stack as part of the overall works. The removal of the existing chimney stack constitutes an alteration to the roof and is permitted development under Schedule 2, Part 1, Class G of the GPDO.

The combined works, assessed under Classes B, C and G, fall within the scope of permitted development rights and comply with all relevant limitations and conditions of the GPDO.