MUSE Architects

PERMITTED DEVELOPMENT COMPLIANCE STATEMENT

Proposed Single-Storey Rear Extension and Rear Dormer Loft Conversion

Site address:
8 Clibran Street
Cheetham Hill
Manchester
M8 0RD

Applicant: Rafique Malik

Agent: Muse Architects

Application: Lawful Development Certificate for Proposed Development

Date: June 2026

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1. Purpose of the Statement

This statement supports an application for a Lawful Development Certificate for Proposed Development.

The application seeks confirmation that the proposed single-storey rear kitchen extension and rear dormer loft conversion would constitute permitted development under Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The statement should be read alongside the submitted site location plan, block plan, existing and proposed floor plans, roof plans, elevations, sections and roof-volume calculation.

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2. Existing Property and Use

The application property is an established two-storey terraced dwellinghouse in residential use within Use Class C3.

The proposal would retain the existing use as a single dwellinghouse. It would not create a separate flat, independent dwelling, commercial use or mixed use.

The additional accommodation would remain internally connected to and function as part of the existing dwellinghouse.

The rear amenity area is fully hard surfaced, with no existing soft landscaping, planting or trees within the application site.

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3. Proposed Development

The proposal comprises:

- A single-storey rear kitchen extension.
- Conversion of the existing loft.
- Construction of a flat-roof rear dormer.
- One additional bedroom measuring approximately 11.1m².
- One bathroom measuring approximately 3.7m².
- A new internal staircase.
- Associated internal and external alterations.

No front dormer, front rooflight, balcony, roof terrace or raised platform is proposed.

The existing access, parking, front boundary and refuse arrangements would remain unchanged.

PART 1: CLASS A ASSESSMENT

4. Single-Storey Rear Kitchen Extension

The proposed rear extension has been assessed against Schedule 2, Part 1, Class A.

4.1 Original Dwellinghouse

The existing rear projection measures approximately 2.738m and is understood to form part of the original dwellinghouse.

The proposed extension depth of 2.237m is measured from the rear wall of this original projection.

This statement relies on the submitted drawings and available evidence correctly identifying the original dwellinghouse.

4.2 Position

The extension would be constructed to the rear of the original dwellinghouse.

It would not project beyond the principal elevation or any side elevation fronting a highway.

4.3 Projection

The proposed extension would project:

2.237m beyond the relevant original rear wall.

As the property is terraced, this remains below the standard Class A limit of 3m for a single-storey rear extension to an attached dwellinghouse.

4.4 Width and Footprint

External width:

2.755m

External projection:

2.237m

Calculated footprint:

2.755m × 2.237m = 6.162935m²

Rounded proposed extension footprint:

6.163m²

4.5 Curtilage Coverage

The stated curtilage area, excluding the footprint of the original dwellinghouse, is approximately:

16.000m²

Proposed extension footprint:

6.163m²

Coverage calculation:

6.163 ÷ 16.000 × 100 = 38.5%

Remaining uncovered curtilage:

16.000m² – 6.163m² = 9.837m²

The total area covered by buildings other than the original dwellinghouse would remain below 50% of the curtilage.

4.6 Height

The proposed extension would have:

- Maximum overall height: approximately 2.200m.
- Eaves height: approximately 2.000m.

The overall height would remain below 4m.

The extension would adjoin the northern boundary. Its eaves height would remain below 3m where situated within 2m of that boundary.

The extension would remain approximately 2.062m from the southern boundary.

The proposed eaves would not exceed the eaves height of the existing dwellinghouse.

4.7 Storeys and Roof Form

The proposed extension would be single storey.

It would have a mono-pitched roof and would not extend above the existing ground-floor level.

4.8 Materials

The proposed external materials would be similar in appearance to the existing dwellinghouse and would comprise:

- External walls: red facing brickwork similar in appearance to the existing property.
- Roof: tiled mono-pitched roof with a finish similar in appearance to the existing roof.
- Windows and doors: white uPVC units to coordinate with the existing dwelling.
- Rainwater goods: colour coordinated with the existing property.

Final materials should be annotated on the submitted elevations.

4.9 Other Class A Limitations

The proposed extension would not include:

- A veranda.
- A balcony.
- A raised platform.
- A first-floor or two-storey extension.

- A new chimney.
- An external flue or soil and vent pipe forming part of the application.

The proposal would occupy part of the existing hardstanding rear amenity area. No soft landscaping, vegetation or trees would be removed.

4.10 Class A Conclusion

The proposed rear extension would:

- Project 2.237m from the relevant original rear wall.
- Have an overall height of approximately 2.2m.
- Have an eaves height of approximately 2.0m.
- Cover approximately 38.5% of the stated curtilage outside the original dwellinghouse.
- Use materials similar in appearance to the existing dwelling.
- Remain single storey.

PART 2: CLASS B ASSESSMENT

5. Rear Dormer Loft Conversion

The proposed rear dormer has been assessed against Schedule 2, Part 1, Class B.

5.1 Position

The dormer would be constructed entirely on the rear roof slope.

It would not project beyond the existing front roof slope forming the principal elevation facing Clibran Street.

No front dormer or front rooflights are proposed.

5.2 Roof Height

The dormer would remain approximately:

400mm below the existing ridge.

No part of the enlargement would exceed the highest part of the existing roof.

The original ridge line would remain unchanged.

5.3 Dormer Dimensions

The proposed external dormer dimensions are:

- Width: 4.077m.
- Depth: 3.000m.
- External height: 2.000m.
- Setback below ridge: 0.400m.
- Setback from original eaves: 0.250m, measured along the roof slope.
- Side roof setbacks: approximately 0.315m on each side.

5.4 Roof-Volume Calculation

The proposed flat-roof dormer is treated as a standard triangular-prism roof enlargement.

Calculation:

Volume = ½ × height × depth × width

Volume = ½ × 2.000m × 3.000m × 4.077m

Volume = 12.231m³

No previous enlargement of the original roof space has been identified.

Cumulative additional roof volume:

12.231m³ + 0.000m³ = 12.231m³

Maximum Class B allowance for a terraced dwellinghouse:

40.000m³

Remaining allowance:

40.000m³ − 12.231m³ = 27.769m³

The cumulative additional roof volume would therefore remain below the applicable 40m³ limit.

5.5 Eaves and Overhang

The original eaves would be maintained or reinstated.

The dormer would be set back approximately 250mm from the original eaves, measured along the existing roof slope.

This exceeds the minimum 200mm setback requirement.

The dormer would not overhang the external face of the original rear wall.

5.6 Materials

The dormer materials would be selected to provide an appearance similar to the existing dwellinghouse and roof.

The proposed materials comprise:

- Dormer face and cheeks: dark fibre-cement slate or tile cladding selected to coordinate with the colour and visual character of the existing roof.
- Dormer roof: dark-coloured single-ply membrane or similar visually recessive flat-roof finish.
- Windows: white or dark-coloured uPVC or powder-coated aluminium units coordinated with the existing dwelling.
- Fascias, soffits and rainwater goods: colour coordinated with the proposed dormer and existing property.

The final cladding should be shown on the submitted elevations as being similar in appearance to the existing roof covering.

5.7 Windows

The principal dormer window would face towards the existing hardstanding rear amenity area.

No side-facing habitable-room windows are proposed.

Where any side-facing window is introduced, it would be obscure glazed and non-opening below 1.7m above the internal floor level, except where the opening part is above that height.

5.8 Balconies and Roof Terraces

The proposal would not include:

- A balcony.
- A roof terrace.
- A veranda.
- A raised platform.

5.9 Roof Services

No chimney, external flue or soil and vent pipe is proposed as part of the Class B roof enlargement.

Any subsequent external ventilation terminal or soil vent arrangement would require separate assessment against the relevant permitted development provisions and Building Regulations.

5.10 Use of the Loft

The loft would provide one bedroom and one bathroom.

It would remain internally connected to the existing dwelling and would not create a separate self-contained residential unit.

5.11 Class B Conclusion

The proposed rear dormer would:

- Remain below the existing ridge.
- Be positioned entirely on the rear roof slope.
- Retain the principal front roof form.
- Provide approximately 12.231m³ of additional roof volume.
- Remain below the 40m³ terraced-house allowance.
- Be set back approximately 250mm from the original eaves.
- Avoid any balcony, roof terrace or raised platform.
- Use materials selected to be similar in appearance to the existing dwelling and roof.

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6. Planning History and Restrictions

A review of the available information has not identified:

- A previous roof enlargement.
- A later extension or outbuilding that would cause the applicable cumulative limits to be exceeded.
- A planning condition removing the relevant Class A or Class B permitted development rights.
- An Article 4 Direction removing the relevant physical householder permitted development rights.
- Evidence that the property was created through an excluded permitted development change of use.
- Evidence that the property comprises a flat or maisonette.

These matters should be confirmed against Manchester City Council's planning register and relevant constraint mapping before determination.

The general Manchester Article 4 Direction relating to changes from C3 dwellinghouses to C4 houses in multiple occupation does not itself relate to the physical rear extension or dormer proposed by this application.

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7. Overall Conclusion

The proposed development comprises:

- A single-storey rear extension assessed under Schedule 2, Part 1, Class A.
- A rear dormer loft conversion assessed under Schedule 2, Part 1, Class B.

The property would remain in use as a single dwellinghouse within Use Class C3. No change of use, subdivision or separate residential unit is proposed.

Based on the submitted dimensions:

- The rear extension would project approximately 2.237m from the relevant original rear wall.
- The rear extension would cover approximately 38.5% of the stated curtilage outside the original dwellinghouse.
- The rear dormer would add approximately 12.231m³ of roof volume.
- The cumulative roof enlargement would remain below the applicable 40m³ allowance.
- The relevant height, siting, eaves, setback and use limitations would be satisfied.