

Report to Planning and Licensing Committee



Date of Meeting	8 August 2019
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	John Van Eker
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<b>Application:</b> 18/01428/HH42	<b>Township:</b> Rochdale	<b>Ward:</b> Bamford
<b>Appeal Reference:</b> APP/P4225/D/19/3223669		<b>Decision level:</b> Delegated
<b>Site Address:</b> 18 Hawthorn Road, Bamford, Rochdale OL11 5JQ		
<b>Proposal:</b> Prior approval for a single storey extension measuring 4.3m from the rear of the original dwelling (with a maximum height of 4m and height to eaves 3m)		
<b>Applicant:</b> Mr A Sattar		<b>Agent:</b> Mr Steven Hartley
<b>Planning Inspectorate Decision:</b> Appeal Allowed – 03/06/2019		
<ul style="list-style-type: none"> <li>– The prior approval application for a single storey rear extension was refused on the grounds that the development was not permitted by Class A of Part 1 of General Permitted Development Order (GPDO). This was because the development would necessitate the alteration or replacement of an existing soil vent pipe, contrary to criterion k (iii) of the Order.</li> <li>– The Inspector, however, concluded that it was unclear whether or not the soil and vent pipe would be altered or replaced as this was not indicated on the plans, and in any case such works would be permitted by Class G of the GPDO. The appeal was therefore allowed and the Council’s application for costs was refused.</li> <li>– The Council maintains that the proposal is not permitted by Class A and considers that the appeal decision to be factually incorrect in its findings. A legal challenge has been made against the decision and Members will be updated on the outcome in due course.</li> </ul>		