

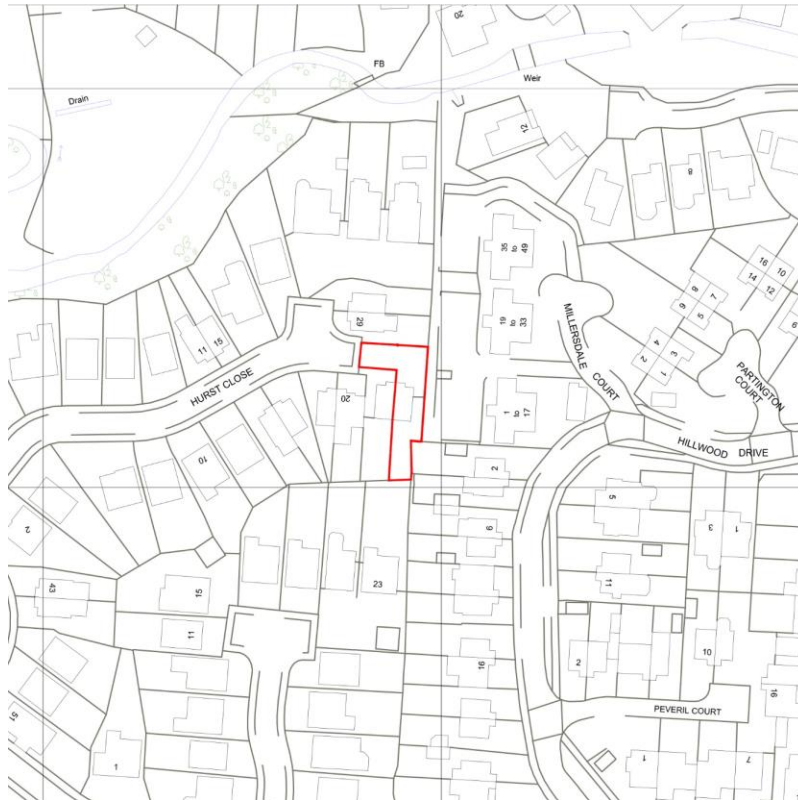
2832 – 24 Hurst Close, Glossop

Certificate Statement - Class A

This report has been prepared to support an application for an extensions to the side of 24 Hurst Close, Glossop, Derbyshire, SK13 8UF.

Site

The site is located on Hurst Close, a cul-de-sac located off Shirebrook Drive to the east of the centre of Glossop.



24 Hurst Close

Existing Building

The two storey semi-detached house is constructed in coursed reconstituted stone with a concrete tile roof. The property has a drive to the front and a private enclosed garden to the rear.



24 Hurst Close – Front Elevation



24 Hurst Close – Side Elevation

Proposals

The proposals comprise:

- ☐ The construction of a single storey side extension which will have a width no more than half that of the original house.

Compliance with Class A

It is considered that the proposed extension would be 'Permitted Development' by reference to Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as follows:

A.1 (a) *permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M,N,P or Q of Part 3 of this schedule (changes of use).*

(b) *as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) **will not** exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)*

(c) *the height of the part(s) of the dwellinghouse enlarged, improved or altered **will not** exceed the height of the highest part of the roof of the existing dwellinghouse*

(d) *the height of the eaves of the part of the dwellinghouse enlarged, improved or altered **will not** exceed the height of the eaves of the existing dwellinghouse*

(e) *the enlarged part(s) of the dwellinghouse **will not** extend beyond a wall which –*

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

(f) *subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and **will not** –*

- (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwelling house, or 3 metres in the case of any other dwellinghouse, or*
- (ii) exceed 4 metres in height*

(g) *until 30th May 2019, for a dwelling house not on article 2(3) land or on a site of specific scientific interest, the enlarged part of the dwellinghouse would have a single storey and **will not** –*

- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwelling house, or 6 metres in the case of any other dwelling house, or*
- (ii) exceed 4 metres in height;*

(h) *the enlarged part of the dwellinghouse would have more than one storey and **will not** -*

- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or*
- (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse*

(i) *the enlarged part(s) 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 **will not** exceed 3 metres;*

*(j) the enlarged part(s) of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and **will not** –*

- (i) exceed 4 metres in height,*
- (ii) have more than a single storey, or*
- (iii) have a width greater than half the width of the original dwellinghouse: or*

*(k) it **will not** consist of or include –*

- (i) the construction or provision of a veranda, balcony or raised platform,*
- (ii) the installation, alteration or replacement of a microwave antenna,*
- (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe,*

or

- (iv) an alteration to any part of the roof of the dwellinghouse*

A.2 *The dwellinghouse is **not** on article 2(3) land.*

Conditions

In addition, the development will comply with the relevant conditions as follows—

A.3 *(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) **will** be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;*

Conclusion

The proposed alterations and extensions conform to the criteria set out within Schedule 2, Part 1, Class A of the GPDO and a positive certificate should be issued.