

DELEGATED DECISION REPORT

HPK/2022/0371
Valid 10/08/2022

84, JODRELL ROAD,
WHALEY BRIDGE,
DERBYSHIRE, SK23 7AR

APPLICATION FOR A LAWFUL
DEVELOPMENT CERTIFICATE
FOR A PROPOSED SINGLE
STOREY REAR EXTENSION
(CERTIFICATE OF
LAWFULNESS – PROPOSED)

MAIN ISSUES

Whether the proposed development complies with the relevant parameters under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

DESCRIPTION OF SITE

The application dwelling is a detached single storey property which lies within the settlement boundary for Whaley Bridge as defined by the Local Plan policies map. The dwelling is located on a corner plot which lies at the junction of Jodrell Road and Hockerley Lane. Vehicular access to the site is off Hockerley Lane, while there is a pedestrian access is from Jodrell Road. Parking is located to the rear of the property with garden to the side and front. Permitted Development Rights remain intact for the dwelling.

PROPOSAL

The application seeks a Lawful Development Certificate for a proposed single storey rear extension suggesting that the proposed development complies with all parameters set out under Schedule 2, Part 1, Class A of the General Permitted Development Order (GPDO). The proposal also includes internal alterations.

OFFICER COMMENTS

Whether the proposed development complies with the relevant parameters under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

Schedule 2, Part 1 of the GPDO refers to development that lies within the domestic curtilage of a residential dwellinghouse. Specifically, Class A permits the enlargement, improvement or other alteration of a dwellinghouse, subject to compliance with all criteria set out under Paragraph A.1 and conditions set out under Paragraph A.3.

An assessment of the proposed development against this criteria is carried out below:

A. The enlargement, improvement or other alteration of a dwellinghouse

A.1 Development is not permitted by Class A if –

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

The dwelling has not been subject to a change of use under the GDPO. The development complies.

(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) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The original curtilage associated with this property includes a front, side and rear elements which would remain undeveloped. The curtilage (not including the dwellinghouse itself) covers an area in excess of approximately 450sqm. The proposed extension has a width of approx. 9m and depth of 1.76m (approx. 16sqm). There is an existing garage to be retained which covers an area of 16sqm. The total development on site would equate to 32sqm, or equating to approximately 7% of the overall area of curtilage. The development complies.

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The application is for a single storey rear extension which does not exceed the height of the highest part of the dwelling. The development complies.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The eaves of the existing dwelling house is 2.928m. The height of the proposed eaves would measure 2.873m. The development complies.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

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

The proposal is for a rear extension. The development complies.

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

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

(ii) exceed 4 metres in height;

The extension would be single storey and extend beyond the rear wall of the original dwellinghouse by 1.765m and would have a height of 2.928m. The development complies.

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

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

Not applicable

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

- (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 being enlarged which is opposite the rear wall of the dwellinghouse;**

Not applicable

(i) the enlarged part 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 would exceed 3 metres;

The enlarged part of the dwellinghouse would be located within 2 metres of the boundary of the curtilage of the dwellinghouse however the eaves height would be 2.837m. The development complies.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

- (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;**

The extension does not project beyond the side wall. The development complies.

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e)-(j);

The proposed extension is not shown to be connected to any existing extension. The development complies.

(k) it would consist of or include—

- (i) the construction or provision of a verandah, 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**

The proposed extension does not include any of the above aspects of development. The development complies.

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

Not applicable.

CONCLUSIONS

The above analysis confirms that the proposed development complies with all relevant criteria set out under Paragraph A.1 and as such constitutes permitted development, subject to compliance with conditions set out under Paragraph A.3.

The only relevant condition to this proposal within Paragraph A.3 is criterion (a), that the materials to be used in the construction of the proposed extension be of a similar appearance to that used in the construction of the main dwellinghouse.

The proposed plans indicate that the proposed extension is to be constructed from materials which are similar to the main dwellinghouse (stone/render), in accordance with Paragraph A.3(a). As such, it is concluded that the proposed rear extension constitutes a permitted form of development that does not require planning permission and is therefore lawful. It is thus recommended that the Certificate be granted.

OFFICER RECOMMENDATION : Grant Certificate

Case Officer: Declan Cleary

Recommendation Date: 04/10/2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council