

DELEGATED DECISION REPORT

HNT/2023/0003 6 SPEEDWELL
Valid 17/02/2023 TINTWISTLE

**APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
SINGLE STOREY REAR
EXTENSION MEASURING 4M
BEYOND THE REAR WALL OF
THE EXISTING DWELLING,
3.7M MAXIMUM HEIGHT AND
2.6M TO HEIGHT OF EAVES**

**(HOUSEHOLDER
NOTIFICATION APPLICATION)**

MAIN ISSUES

- Compliance with GPDO (2015)

DESCRIPTION OF SITE

6 Speedwell is a terrace property of stone and slate located within the built-up area boundary. The site is enclosed by adjoining dwellings to either side and backs onto the rear curtilage of dwellings along West Drive. To the rear of no.6 is an existing conservatory extension. To the front of the property a front entrance porch has been constructed. The front driveway has been enclosed with fencing and a gate, providing off street parking for one vehicle.

PROPOSAL

The proposal is for a single storey rear extension to replace the existing rear conservatory. The proposed extension will extend 4 metres beyond the original rear wall of the property. It will have a maximum height of 3.7 metres and a maximum eaves height of 2.6 metres. The materials will match those of the existing dwellinghouse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

GDPO (2015) Schedule 2, Part 1, Class A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2005/0464 – retrospective application for new porch and existing fence
APPROVED 18/07/2005

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: 13/03/2023

Press Advert: N/A

Public Comments

Neighbours have been notified in accordance with the procedure outlined within the GDPO. No neighbour comments have been received

Town / Parish Comments

N/A

OFFICER COMMENTS

In conformity with the rules stated within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), it is necessary to assess whether the proposed rear extension to the dwellinghouse adheres to the criteria stated by Schedule 2, Part 1, Class A of the GPDO, to determine whether the householder development is permitted.

Schedule 2, Part 1, Class A.1 (a) states that development is not permitted if the use of a dwellinghouse as a dwellinghouse changes. The rear extension will be solely used as part of the living space of the residents to fully maintain its status as a dwelling, thus making it compliant under this criterion.

In accordance with Class A.1 (b) of the GPDO, the ground coverage of the building combined with the addition of the rear extension would not exceed 50% of the total curtilage of the dwellinghouse.

Class A.1 (c) and (d) confirm that the height of the roof and eaves of the proposed extension cannot exceed beyond the maximum roof height and eaves height of the existing dwellinghouse; otherwise the development is not permitted. The maximum height of the roof and the maximum eaves height of the single storey extension would not exceed the maximum corresponding height of the existing dwellinghouse.

As the extension would not be constructed on the principal elevation of the dwelling, nor would it front the highway and form a side elevation of the existing dwellinghouse, this would be in compliance with Class A.1 (e.i) and (e.ii).

This is an application under the larger extension procedure of the GPDO, therefore Class A.1 (f) does not apply. Under Class A.1 (g), the dimensions of the proposed development are within those permissible. With a maximum height of 3.6 meters and a depth of 4 meters measured externally, the extension would be within the 4

metre height limit and fit within the 6 metre projection limit on any dwelling house which is not a detached dwelling.

The extension does not have more than a single storey and therefore, Class A.1 (h) does not stand applicable to the proposed development.

With respect to Class A.1 (i), the proposed extension will be positioned within 2 meters of the common boundary. The eaves height of the proposed extension is 2.6 meters, which complies with the 3 meters maximum height laid down by Class A.1 (i)

Class A.1 (j) states that the enlarged part of the dwellinghouse cannot exceed beyond a wall forming a side elevation of the original dwellinghouse unless it abides by certain criteria. The proposed extension will not extend beyond a side wall of the host building as so this does not apply.

With regard to Class A.1 (ja), any total enlargement including the addition of further enlargements to existing enlargements, cannot exceed any of the limits set out in Class A.1 (e-j). The proposed extension will replace the existing rear extension and therefore will not breach the criterial of (ja).

The proposed extension would not include the addition of any new ornamentation features such as a verandah, microwave antenna, a chimney or flue or the alteration to the existing roof of the dwelling. Therefore, Class A.1 (k) is not applicable.

The host dwelling was not constructed under Part 20 of Schedule 2 of the GPDO (2015), and so Class A.1 (l) does not apply.

The proposed site does not fall within article 2(3) land, therefore Class A.2 does not apply.

The proposed development would be constructed from materials which would harmonise with the existing colours, textures and materials of the dwellinghouse. In accordance with Class A.3 (a), all proposed materials are set to be of a similar appearance to those used in the construction of the existing dwelling, including matching stone, slate roof tiles and uPVC windows and doors.

Permitted development rights in relation to the proposed site remain intact.

CONCLUSION / PLANNING BALANCE

This notification falls within the framework set out within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. There have been no neighbour objections and it is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 16th March 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council