

DELEGATED DECISION REPORT

HNT/2023/0006
Valid 26/04/2023

18 DOLBY ROAD
HARPUR HILL
BUXTON

**APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
GROUND FLOOR EXTENSION
TO FORM ADDITIONAL
BEDROOM AND KITCHEN
DINING AREA. IT WILL
EXTEND BEYOND THE REAR
WALL OF THE ORIGINAL
DWELLING BY 6M, MAXIMUM
HEIGHT OF 4M FROM
NATURAL GROUND LEVEL
AND MAXIMUM OF 2.5M
HEIGHT IN EAVES**

**(HOUSEHOLDER
NOTIFICATION APPLICATION)**

MAIN ISSUES

Compliance with the GPDO (2015)

DESCRIPTION OF SITE

The proposed site is comprised of a semi-detached render and tile dwelling and its associated curtilage, located in the Cote Heath Ward. Additionally, the proposed site is within the Built-Up Area Boundary of Buxton, where positive development is encouraged to be concentrated. The site is enclosed by neighbouring dwellings comprising a section of Dolby Road and backs onto the curtilage of a dwelling along Hopton Wood Way. No. 17 Dolby Road is situated to the South-West of the site and No. 19 Dolby Road is located to the North-East. The rear curtilage of the site adjoins the curtilage of No. 17 Hopton Wood Way to the South-East. The Dolby Road highway runs adjacent to the proposed site along the North-West.

PROPOSAL

The proposal is for a single storey rear extension. The extension will have a maximum height of 4.0 metres and maximum eaves height of 2.5 metres measured externally from natural ground level. It will have a depth of 6.0 metres. Materials used in the construction of the extension would match those used as part of the construction of the existing dwelling, including render and tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

GPDO (2015) Schedule 2 Part 1 Class A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 07/06/2023

Neighbour consultation period ends: 18/05/2023

Press Advert: N/A

Public Comments

Neighbours have been notified in accordance with the procedure outlined within the GPDO. 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), the proposed single storey rear extension to the dwellinghouse fully adheres to the criteria stated by Schedule 2, Part 1, Class A of the GPDO. This sets out criteria to enable the classification of whether a householder development is permitted or not:

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 permitted development.

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 maximum height of the roof and eaves of the extension cannot exceed the maximum height and eaves height of the existing

dwellinghouse; otherwise the development is not permitted. Neither the height of the roof or the eaves would exceed the roof or eaves 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, this would classify as permitted development 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 4.0 metres and depth of 6.0 metres, the extension would meet the 4 metre height limit and fit within the 6 metre projection limit on semi-detached dwellinghouses.

The enlarged part of the dwellinghouse would not have more than a single storey, therefore Class A.1 (h) does not stand applicable to the proposed development.

The proposed extension complies with permitted development regulation Class A.1 (i). The extension is located within 2 metres of the common boundary with the neighbour, however the height of the eaves would not exceed 3 metres, measuring 2.5 metres externally from natural ground level.

Class A.1 (j) states that the enlarged part of the dwellinghouse cannot extend beyond a wall forming a side elevation of the original dwellinghouse, unless it abides by certain criteria. The proposed extension will only project from the original rear elevation, therefore this rule is not applicable.

With regard to Class A.1 (ja), any total enlargement including the addition of further enlargements to existing enlargements, cannot exceed the limits set out in Class A.1 (e) - (j). The total measurement of the proposed extension would not exceed 6 metres in depth, 4 metres in height or 3 metres to the eaves, therefore meaning that it accords with this provision.

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.

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

In order to accommodate to the conditions raised in Class A.3 of the GPDO, 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 match those used in the construction of the existing dwelling, including render and tiles.

No neighbour objections have been raised with regard to the proposed extension. Therefore, no assessment on residential amenity is necessary.

Permitted development rights are intact for the property.

CONCLUSION / PLANNING BALANCE

This notification falls within the framework set out within Schedule 2, Part 1, Class A (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Due to there being no neighbour representations raised, there is no requirement to consider neighbour amenity. As a result it does not require planning permission.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 07/06/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council