DELEGATED DECISION REPORT

HPK/2023/0155 **Valid 20/04/2023**	**9 GREENHURST, FERNDALE AVENUE, PEAK DALE, DERBYSHIRE, SK17 8AZ**	**LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED SINGLE STOREY REAR EXTENSION** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES

Is the proposed rear extension permitted development?

PROPOSAL

Application for Certificate of Proposed Lawful Development to erect a single storey rear extension.

The extension measures 3.5 metres in projection, 3.53 metres wide, with an overall height of 4 m.

RELEVANT PLANNING HISTORY

None recorded.

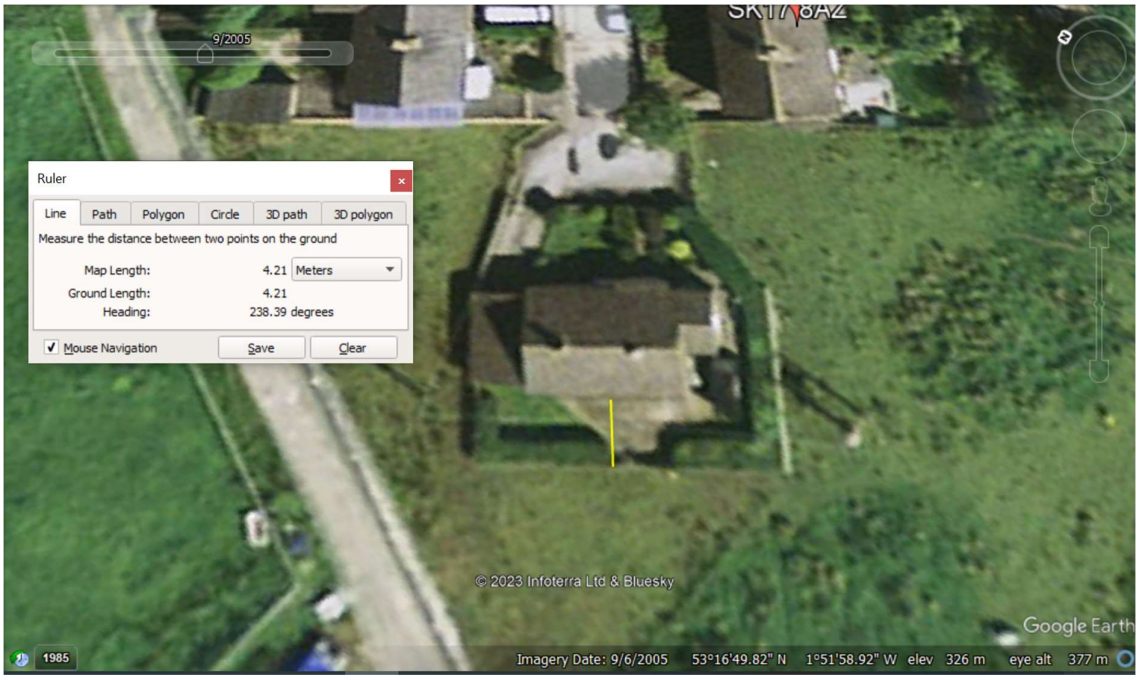
Note: Single storey side extension that extends an existing extension has been constructed. This appears to have been in situ +4 years when assessed looking at satellite imagery.

Note: the red line boundary depicts the site, notwithstanding not all of the land contained within the red line is domestic curtilage – see original curtilage on Google images.





CURTILAGE in 2005



Source: Google Earth

CURTLAGE IN 2017



Source: Google Earth

OFFICER ASSESSMENT

In terms of assessment in meeting the requirement for it to be classed as Permitted Development, the proposal falls to be assessed against Part 1, Class A of the General Permitted Development (England) Order 2015 and therefore each part of that class requires testing against.

Based on the information and plans submitted, the extension will not result in the total area of ground covered by buildings to exceed 50% of the curtilage. The extension does not exceed the highest part of the existing roof; the eaves do not exceed the height of the existing eaves; it does not project from a principal elevation, nor does it front a highway; it is less than 4 metres in projection off the rear elevation of the original dwelling and will be less than 4 metres in height; the extension is within 2 metres of the curtilage boundary and the eaves do not exceed 3 metres – therefore it is considered that the proposed extension can be constructed under Permitted Development.

The proposal is solely assessed against the criteria set out in the Town and Country Planning - General Permitted Development (England) Order 2015. Subject to compliance to the conditions A.3(a) of that class being satisfied:
The materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse. The plans show that the extension would be constructed with a lower plinth of stone with pebble dash above, which would be similar to the existing dwelling. As such part A.3 is satisfied.

CONCLUSION / PLANNING BALANCE

Development is considered to be permitted development for the reasons stated above.

OFFICER RECOMMENDATION: **Issue a POSITIVE Certificate**

Case Officer: Pet Twigg
Recommendation Date: 3.08.2023

X

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council