

Address: 1 Royle Avenue, Glossop

Client: Mr & Mrs C Jackson

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Issue Date: 13 September 2023

Revision / Status: P1 S1

Purpose: Lawful Development Certificate

Supplementary Design Statement

Application for a Certificate of Lawful Proposed Development residential extension.

We consider the proposal complies with Part 1, Class A, the Town and Country Planning(General Permitted Development) Order 2015 (as amended).

The site is 1 Royle Avenue – Erection of a single storey rear extension and single storey side extension. External alterations including changing windows.

The site is not within a Conservation Area and not within a National Park or any other Article 2 (3) designated land. There are no published previous condition restricting permitted development rights. The property retains permitted development rights.

The applications is accompanied by plans which clearly show the dimensions of the proposed building, from which it is possible assess its compliance with the quantitative provisions of Class A of part 1 of Schedule 2 of the GPDO.

The following table demonstrates the development complies with the criteria within Class A Part 1 Schedule 2 of the GPDO.

Criteria of Class A	Response
A. The enlargement, improvement or other alteration of dwelling house. A.1 Development is not permitted by Class if-	Extensions are proposed
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Not applicable
(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);	Not Applicable , approximately 3% of the garden area shall be used.
(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;	Height of roof not exceeded
(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;	Eaves not exceeded
(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;	Extension does not breach the forward building line.
(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	The rear extension is single storey

detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height;	
(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 that 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;	Not Applicable – the extensions are not within 2 metres of the boundary.
(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;	All extensions are single storey
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) to (j);	Not Applicable
(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; or	No balcony or raised platform proposed.
	The Proposal complies with the criteria listed under the GPDO A and B.

The planning Act, (Section 57) stipulates that development requires planning permission. Section 58 inter alia allows for the grant of planning permission through an application (S58(1)(b) or more pertinently to this situation by a “development order” (S58(1)(a). Section 59 provides for the Secretary of State to grant planning permission under Class A of part 1 Schedule 2 of the Order. The development proposed does not require express planning permission – it has already been granted by the clear intent and wish of Parliament.

The applicant has applied for a Certificate of Lawful Development and wishes the LPA to issue the certificate.