

DELEGATED DECISION REPORT

HPK/2023/0489
Valid 14/11/2023

48, HAGUE STREET,
GLOSSOP, DERBYSHIRE,
SK13 8NS

APPLICATION FOR A LAWFUL
DEVELOPMENT CERTIFICATE
FOR PROPOSED SINGLE
STOREY REAR EXTENSION

(CERTIFICATE OF
LAWFULNESS - PROPOSED)

MAIN ISSUES

Whether the proposed development comprises permitted development under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

DESCRIPTION OF SITE

The application site comprises a two-storey, end terrace dwellinghouse constructed of stone and slate materials. The property has not been previously extended.

New extension measures:

- The extension projects 3000mm from the rear wall
- Max/apex height - 3000mm

The application site is located in Glossop, within a residential area and within a Conservation Area.

PROPOSAL

The application seeks a Lawful Development Certificate for the proposed new single storey extension.

SITE HISTORY

HPK/2022/0570 Single storey rear extension - Refused

HPK/2007/0735 Single storey extension and new windows - Refused

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 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.

Single storey side/rear extension

The dwellinghouse was not granted by virtue of Class M, N, P, PA, or Q of Part 3 of this Schedule (changes of use) and therefore part (a) is not applicable.

In accordance with Class A.1 (b) of the GPDO, the ground coverage of the proposed 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 heights of the existing dwellinghouse; otherwise, the development is not permitted. Neither the height of the roof or the eaves of the proposed extension would exceed the maximum roof or eaves heights of the existing dwellinghouse.

Class A.1 (e.i) it is confirmed that the extension would not be constructed on the principal elevation of the dwelling.

Class A.1 (f) and (g) relate to rear extensions are applicable to the proposed extension.

Class A.1 (f) states that 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 dwelling, or
- (ii) exceed 4 metres in height;

The enlarged part of the dwellinghouse does not have more than a single storey and is not more than 4m high (it is 3m high) and does not extend from the original rear wall by more than 3m (it projects 3m), therefore, Class A.1 (f) is satisfied.

Class A.1 (g) is not applicable. Nor is Class A.1 (h) as two storeys is not proposed.

Class A.1 (i) states that if the proposed extension would be positioned 2 metres from the curtilage boundary of the dwelling, the eaves height of the proposed extension cannot be above 3 metres.

The extension would be sited within 2 metres from the curtilage boundary and the eaves height will be under 3 metres.

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. N/A as the extension will not extend beyond a side wall of the original dwellinghouse.

The proposed extension will therefore comply with Class A.1 (j). 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) to (j). Class A.1 (ja) is not applicable to the proposed development.

The proposed extension would not include the addition of 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.

Class A.1 (l) is not applicable. The existing dwelling was not built under Part 20 of the Order.

The proposed site **does** fall within article 2(3) land; therefore Class A.2 does apply.

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles; not applicable

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; not applicable

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or not applicable

(ca) 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 (b) and (c) not applicable

In accordance with Class A.3 (a), all proposed materials are set to match those used in the construction of the existing dwelling, whilst A.3 (b) and (c) are not applicable to the proposed extension as it will not have more than one storey.

The proposed single storey rear extension will comply with Class A, Part 1, Schedule 2 of the GPDO.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed single storey rear extension conforms with the rules stated within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - adhering to the criteria stated by Schedule 2, Part 1, Class A of the GPDO - the householder development is permitted.

OFFICER RECOMMENDATION: **Issue a POSITIVE Certificate**

Case Officer: Pet Twigg

Recommendation Date: 15.12.2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council