

DELEGATED DECISION REPORT

HNT/2024/0006
Valid 05/08/2024

37 MANOR PARK ROAD
GLOSSOP

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
SINGLE STOREY REAR
EXTENSION MEASURING
3.33M BEYOND THE WALL OF
THE ORIGINAL DWELLING,
MAXIMUM HEIGHT 3.50M AND
HEIGHT TO EAVES 2.40M

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

- Whether the proposed development complies with all relevant criteria under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

DESCRIPTION OF SITE

37 Manor Park Road is a semi-detached dwellinghouse, of red brick. The dwelling has an 'L' shaped footprint, made up of an original single storey rear outrigger.

PROPOSAL

This Prior Notification application has been submitted under Schedule 2, Part 1, Class A for a Larger Homes Extension under sub-paragraph (g), having regard to the procedure and conditions set out under Paragraph A.4.

The proposed extension will extend by 3.3m from the rear elevation. It will also extend 3.9m from the side elevation of the original outrigger.

Proposed elevations have not been submitted with the application. However, the application from states that the eaves will be 2.4m in height, with a maximum ridge height of 3.5m. Details of finishing materials have not be provided.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: 28/08/2024

Press Advert: N/A

Public Comments

None received

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 eaves of the single storey extension would not exceed the maximum roof and eaves 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 3.50 metres and a depth of 3.33m metres measured externally, the extension would be within the 4 metre height limit and fit within the 6 metre projection limit on semi-detached dwellinghouses.

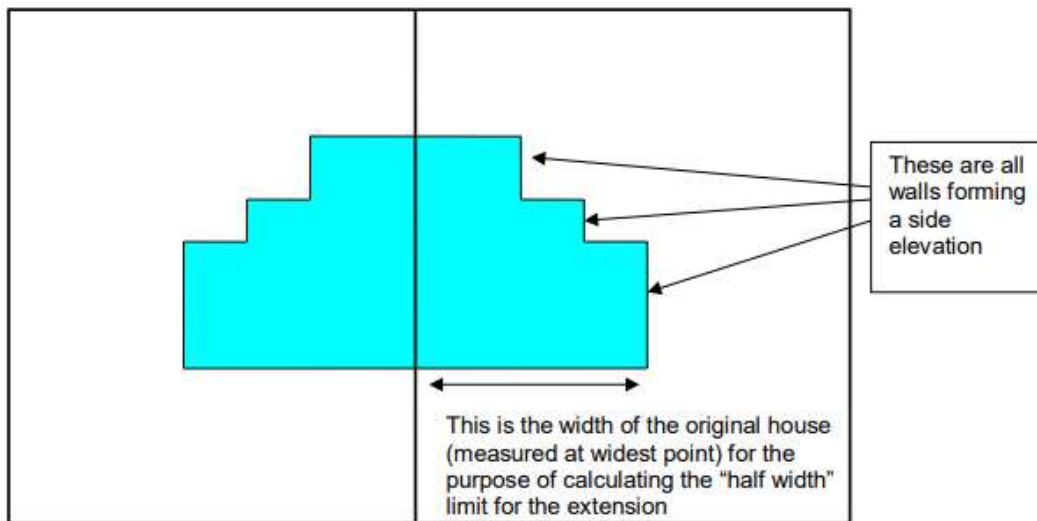
The enlarged part of the dwellinghouse does not have more than a single storey and therefore, Class A.1 (h) does not stand applicable to the proposed development.

With respect to Class A.1 (i), if the proposed extension would be positioned within 2 metres from the curtilage boundary of the dwelling, the eaves height cannot exceed 3 metres. The extension would be positioned within 2m of the common boundary with the adjoining dwellinghouse. The eaves height of the proposed extension would be 2.40 metres, which would comply with criteria (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 original dwellinghouse is of an 'L' shape due to a single storey rear outrigger. The proposed plans indicate that the proposed extension will extend beyond both the rear wall of the dwelling, and extend beyond the side wall of the original outrigger. The application must therefore be assessed as a side extension under Class A.1 (j). Therefore as the proposed extension extends beyond an original side elevation of the dwellinghouse and would have a width greater than half the width of the original dwellinghouse, Class A.1 (j.iii) would be breached.

This scenario is covered in the Government Technical guidance. The diagram below shows that where the original rear elevation is "stepped" as is the case here, each "step" forms a side elevation.

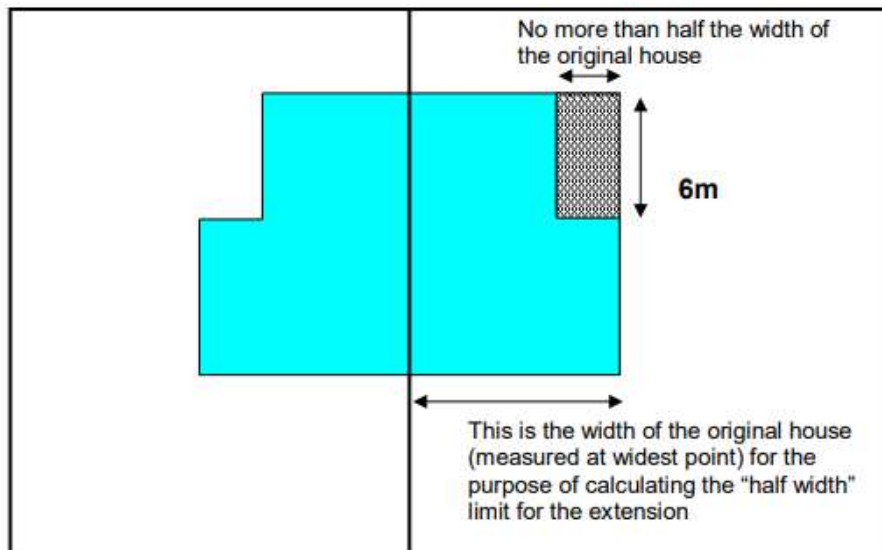
For example:



Where a rear extension also extends beyond a side elevation, the total width across its rear elevation must not exceed half the width of the original dwelling.

This is illustrated in the diagram below from the technical guidance and reflects the situation here in that the extension exceeds half the width of the original dwelling. The host dwelling measures as 6.6m in width, while the proposed extension would be more than half of this at 3.9m in width. On this basis the proposal is clearly not permitted development.

For example:



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 total measurement of the proposed extension would not exceed 8 metres in depth, 4 metres in height or 3 metres to the eaves.

The proposed plans do not demonstrate the addition of any new ornamentation features such as a verandah, microwave antenna, a chimney or flue. Therefore, Class A.1 (k) (i) – (iii) are not applicable.

No elevations have been provided to allow assessment of any potential roof alterations. As such Class A.1 K (iv) cannot be accurately assessed.

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.

Details of construction materials for the proposed development have not been provided with the application. As such Class A.3 (a) cannot be assessed.

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

CONCLUSION / PLANNING BALANCE

This notification does not fall within the framework set out within Schedule 2, Part 1, Class A (j) (iii) of the Town and Country Planning (General Permitted Development)

(England) Order 2015. The proposed extension would extend beyond a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. Furthermore insufficient information has been provided to assess Class A.1 (k)(iv), as such it cannot be determined if these would be complied with. As a result, planning permission will be required and this HNT application is recommended for refusal.

OFFICER RECOMMENDATION : Refuse

Case Officer: Rachel Robinson

Recommendation Date: 5th September 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council