

DELEGATED DECISION REPORT

HNT/2024/0012
Valid 11/12/2024

17 CHARLESTOWN
GLOSSOP

**PROPOSED SINGLE STOREY
REAR EXTENSION -
EXTENDING BEYOND THE
REAR WALL OF THE
ORIGINAL DWELLINGHOUSE
BY 3.3M; MAXIMUM HEIGHT
MEASURED FROM THE
NATURAL GROUND LEVEL OF
3.5M AND MAXIMUM HEIGHT
AT THE EAVES 2.6M**

**(HOUSEHOLDER
NOTIFICATION APPLICATION)**

MAIN ISSUES

- Whether the proposed extension complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
- Whether Prior Approval is required with regards to potential impacts upon residential amenity and if so, whether the proposed development is acceptable in this regard under Paragraph A.4

DESCRIPTION OF SITE

The application site relates to a mid-terraced dwelling located on Charlestown A624 within the established settlement of Glossop. The site is not constrained by any sensitive statutory designations. The site has not had permitted development rights removed by any previous planning decision or Article 4 Direction.

PROPOSAL

This Prior Notification application has been submitted under the provisions of Schedule 2, Part 1, Class A.1 (g) of the General Permitted Development Order (GPDO) and proposes a single storey rear extension which would extend 3.3m beyond the existing rear elevation, have a maximum height of 3.5m and an eaves level of 2.6m.

SITE HISTORY

No relevant planning history.

CONSULTATION

Neighbour consultation period ends: 03/01/2025

Public Comments

None received

OFFICER COMMENTS

1. Whether the proposed extension complies with Schedule 2, Part 1, Class A.4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Permitted Development

Class A

A.1 Development is not permitted by Class A if— (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); (**Complies**)

(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); (**Complies** - *The proposed extension would occupy an area of approximately 7.46sqm. The site as existing has a curtilage area of approximately 38.64sqm which represents 19.3% of the total area of the curtilage excluding the ground area of the original dwellinghouse.*)

(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; (**Complies** - *The proposals are of a single storey only and sit below the height of the highest part of the existing dwellinghouse.*)

(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; (**Complies** - *The proposals are of a single storey only and sit below the height of the eaves of the existing dwellinghouse*)

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—
(i) forms the principal elevation of the original dwellinghouse; (**N/A**) or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse; (**N/A**)

(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 detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(N/A – This Prior Approval application is made in relation to Paragraph A.1(g) below and as such Paragraph A.1(f) is not applicable in this instance)

(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, **(Complies – The proposed extension would project 3.3m from the existing rear elevation)** or

(ii) exceed 4 metres in height; **(Complies – The proposed extension would measure 3.5m in height)**

(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;

(N/A – the proposals are of a single storey only)

(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; **(Complies – The height of the eaves would not exceed 2.56m.)**

(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; or

(N/A – the proposed extension would solely extend from the rear elevation of the existing building)

(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);

(N/A – The site does not appear to have had any previous extensions or alterations enlarging the original dwellinghouse).

(k) it would consist of or include—

(i) the construction or provision of a veranda, 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
(N/A – the proposed development does not incorporate any of the features or additions outlined above)

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses). **(N/A)**

2. Whether Prior Approval is required with regards to potential impacts upon residential amenity and if so, whether the proposed development is acceptable in this regard to the procedure under Paragraph A.4

The above assessment confirms that the proposed single storey rear extension is in accordance with the requirements set out under Schedule 2, Part 1, Class A of the GPDO and therefore comprises permitted development subject to conditions set out under paragraph A.3.

As this Prior Notification has been submitted under Schedule 2, Part 1, Class A, Paragraph A.1(g) for a Larger Homes Extension, the LPA are required to assess the application having regard to the Prior Approval matter of residential amenity, and potential impacts of the proposed extension on neighbouring properties. In line with the procedure set out under Paragraph A.4, Prior Approval is triggered only where representations have been made by an adjoining neighbour. Having written to neighbours and allowed a consultation period of 21 days, no comments have been made in connection with this application.

As such, the LPA do not have the remit to assess the potential impact on neighbouring residential amenity, and the proposed extension is permitted.

Conditions

The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

(2) Before beginning the development the developer must provide the following information to the local planning authority—

(a) a written description of the proposed development including—

- (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
- (ii) the maximum height of the enlarged part of the dwellinghouse; and
- (iii) the height of the eaves of the enlarged part of the dwellinghouse;
- (iv) where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);

(b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;

(c) the addresses of any adjoining premises;

(d) the developer's contact address; and

(e) the developer's email address if the developer is content to receive communications electronically. together with any fee required to be paid.

(3) The local planning authority may refuse an application where, in the opinion of the authority—

(a) the proposed development does not comply with, or

(b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

(4) Sub-paragraphs (5) to (7) and (9) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.

CONCLUSION

This application falls within the requirements of the General Permitted Development Order (England) 2015, Schedule 2, Part 1, Class A (g). Prior Approval is not Required.

OFFICER RECOMMENDATION :

Case Officer: Stuart Talbot

Recommendation Date: 16/01/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

