

DELEGATED DECISION REPORT

HPK/2024/0447
Valid 30/10/2024

30 , HALL MEADOW ROAD ,
GLOSSOP , DERBYSHIRE ,
SK13 7RE

LAWFUL DEVELOPMENT
CERTIFICATE FOR A
PROPOSED REPLACEMENT
OF EXISTING SIDE BUILDING,
EXISTING ACCESS IS
RETAINED AND NO NEW
HARDSTANDING OR LAYOUT
IN RELATION TO THE STREET
IS PROPOSED

(CERTIFICATE OF
LAWFULNESS - PROPOSED)

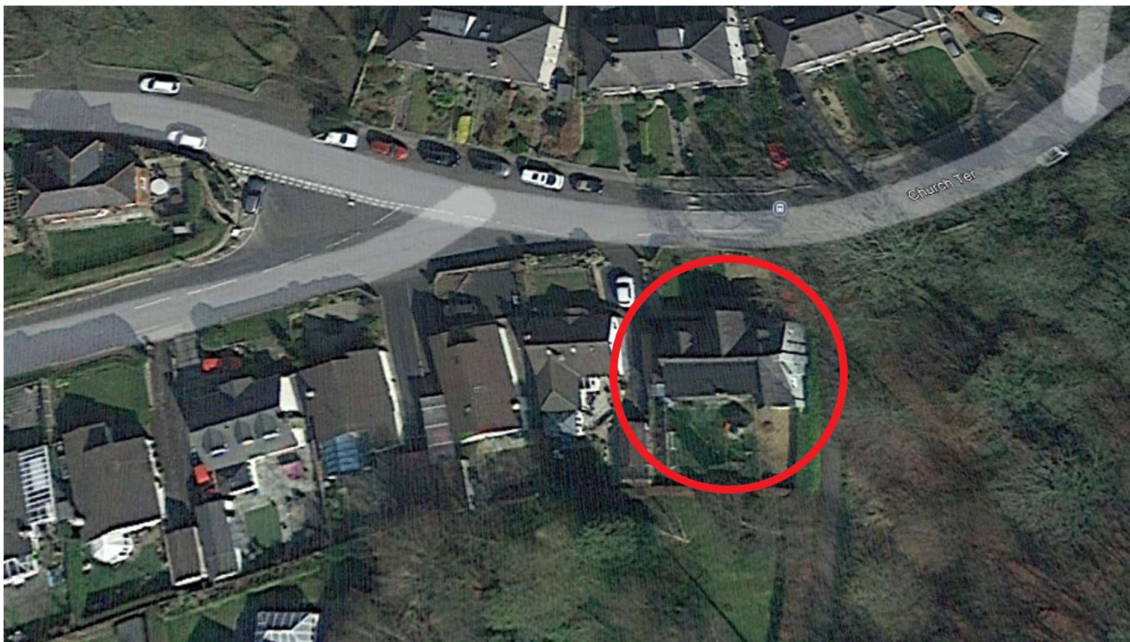
MAIN ISSUES

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

DESCRIPTION OF SITE

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

The application site is located in Hayfield, within a residential area.

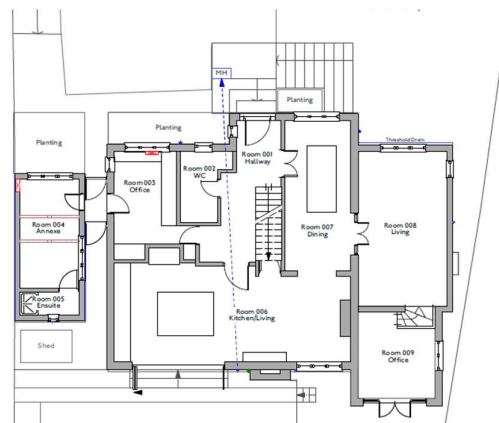
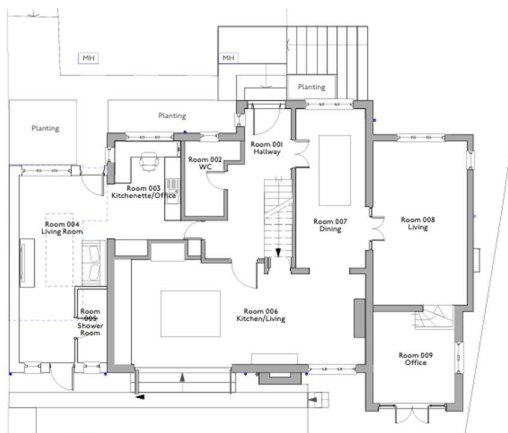




Source: Google Maps

PROPOSAL

The application seeks a Lawful Development Certificate for the proposed replacement of existing linked side building as outlined below (*right*) with an attached new single storey side extension(*left*).



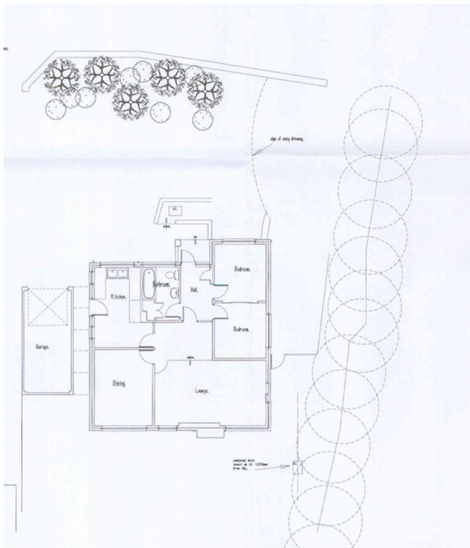
The applicant confirms that the existing access is retained and no new hardstanding or layout in relation to the street is proposed.

SITE HISTORY

HPK/2006/0538 - Side extension, loft conversion with roof dormers, raising of ridge line, new windows and internal alterations and alterations to existing vehicle access – Approved.

HPK/2007/0053 Side extension, loft conversion with roof dormers, raising of ridge line, new windows and internal alterations and alteration to existing vehicle access – Approved 2007

This was the original dwelling prior to 2006/2007 extension.



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, Classes A of the GPDO, to determine whether the householder development is permitted.

Class A: enlargement, improvement or alteration

The property benefits from a generous domestic curtilage which is clearly defined and is evidently 'residential curtilage' based upon the appearance of the site, the planning history and historic mapping records.

Single storey side extension

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 M, N, P, PA or Q of Part 3 of this Schedule (change of use) Enlargement etc. is not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order. **(N/A - Extension Compliant)**

(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) **(Extension Compliant, the curtilage of the dwelling is large and the extension, in addition to the dwelling, would not occupy in more than 50% of the total area)**

(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 is below the highest part of the existing roof - **(Extension Compliant)**)

(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 (Height of the eaves do not exceed eaves height of the existing dwellinghouse - **(Extension Compliant, the proposed eaves level sits below the existing dwelling)**)

(e) the enlarged part of the dwellinghouse would extend beyond a wall which -

(i) forms the principal elevation of the original dwellinghouse; or **(Extension Compliant – it sits behind the principal elevation)**

(ii) fronts a highway and forms a side elevation of the original dwellinghouse **(Extension Compliant – it is positioned to the side of the dwelling but does not front a highway)**

(f) 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 **(Extension Compliant – the extension is a side extension)**

(ii) exceed 4 metres in height. This extension is 3.39 to apex - **(Extension Compliant)**

- (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 (**Extension is Compliant**)



The site is NOT within Old Glossop Conservation Area

- (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,
N/A it is single storey 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 it is single storey**
- (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 **N/A it is within 2m but the eaves do not exceed 3 metres, being 2.4m.**

(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 **N/A**,

(ii) have more than a single storey **N/A**, or

(iii) have a width greater than half the width of the original dwellinghouse **N/A – it does not**

(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**

(k) it would consist of or include:

(i) the construction or provision of a verandah, balcony or raised platform, **N/A**

(ii) the installation, alteration or replacement of a microwave antenna, **N/A**

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, **N/A** or (iv) an alteration to any part of the roof of the dwellinghouse **N/A**

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if: **Below are N/A – as not on article 2(3) land**

(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;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;

(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

(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)

Conditions

A3 Development is permitted by Class A subject to the following conditions:

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse **Proposed finishes will match existing**

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be: **N/A**

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse **N/A**

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed single storey side 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: 22.01.2025

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council