

DELEGATED DECISION REPORT

HNT/2024/0013
Valid 22/12/2024

SUNNYBANK HIGHGATE
ROAD
HAYFIELD

PRIOR APPROVAL FOR AN
ADDITIONAL STORY TO THE
PRINCIPAL PART OF THE
EXISTING DWELLING BY
REMOVING THE EXISTING
ROOF STRUCTURE AND
ERECTING A NEW ROOF
STRUCTURE 2.489M HIGHER
THAN THE EXISTING.

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site relates to a detached bungalow located on Highgate Road to the south west of Hayfield. The site is located wholly in the countryside and the Green Belt . 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 AA of the General Permitted Development Order (GPDO) and proposes an additional storey to the principal part of a detached bungalow.

OFFICER COMMENTS

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

Permitted Development

AA. The enlargement of a dwellinghouse consisting of the construction of:

(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or **(N/A)**

(b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.
(Complies)

Development not permitted

AA.1. Development is not permitted by Class AA if-

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, O, P, PA or Q of Part 3 of this Schedule (changes of use); **(N/A)**

(b) the dwellinghouse is located on— (i) article 2(3) land; or (ii) a site of special scientific interest; **The site does not lie within a conservation area or SSS1.**

(c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018; **(Complies – Available mapping dictates that the property was built after 1950 and before 1995)**

(d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise; **(N/A)**

(e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres; **(Complies – The proposed roof would not exceed 6.6m)**

(f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—

(i) 3.5 metres, where the existing dwellinghouse consists of one storey; or

(Complies – The proposed highest part of the roof would not exceed 3.5m above the existing highest part of the roof, it would be 2.5m above the existing roof height)

(ii) 7 metres, where the existing dwellinghouse consists of more than one storey;
(N/A)

(g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres (**N/A** – *Application dwellinghouse is detached*).

(i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or

(**N/A** – *Application dwellinghouse is detached*).

(ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;

(**N/A** – *Application dwellinghouse is detached*).

(h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

(i) 3 metres; or (**N/A**)

(ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;

(**Complies** – *the existing ceiling height measures 2.5m from floor to ceiling, the proposed additional storey floor to ceiling height would measure 2.4m from floor to ceiling.*)

(i) any additional storey is constructed other than on the principal part of the dwellinghouse; (**Complies** – *the development would be strictly limited to extending over the principal part of the dwellinghouse*)

(j) the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or

(**Complies** – *The proposals do not include the provision of any such visible support structures to the exterior of the dwellinghouse*)

(k) the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations. (**Complies** – *The development does not include any engineering works outside the curtilage of the dwellinghouse*)

Conditions

AA.2.—(1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows— (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(**Complies** – *The Planning Statement and Application Form have stated that the proposals would use materials which would be of a similar appearance to the existing building.*)

(b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

(Complies – No windows are proposed to any side elevations).

(c) the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and

(Complies – The proposals would use a dual pitch roof and profile which is the same to that of the existing dwelling)

(d) following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

(The development must comply with this condition)

(3) The conditions in this sub-paragraph are as follows—

(a) before beginning the development, the developer must apply to the local planning authority for prior approval as to—

(i) impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;

(Complies – The site is a relatively isolated dwelling located in the countryside, the nearest neighbouring properties are located 40m to the north west and approximately 95m to the south east. Given the large interface and privacy distances to neighbouring properties, the proposals would not have any adverse impacts upon residential amenity.)

(ii) the external appearance of the dwellinghouse, including the design and architectural features of—

(aa) the principal elevation of the dwellinghouse,

(Complies – The proposed additional storey would retain the key design principles of the original bungalow. Whilst the site would become more prominent within the street scene, given the relatively isolated nature of the site and the lack of uniform development either side of the application site, it is judged that the proposed works would not have a detrimental impact upon the character of the surrounding area and would not lead to any unacceptable loss of character of the existing dwelling.)

(bb) any side elevation of the dwellinghouse that fronts a highway; **(N/A)**

(iii) air traffic and defence asset impacts of the development; and **(N/A)**

(iv) whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 201245 issued by the Secretary of State; **(N/A)**

(b) before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated; **(The development must comply with this condition)**

(c) the development must be completed within a period of 3 years starting with the date prior approval is granted; **(The development must comply with this condition).**

(d) the developer must notify the local authority of the completion of the development as soon as reasonably practicable after completion; **(The development must comply with this condition)** and

(e) that notification must be in writing and include –

- (i) the name of the developer;
- (ii) the address of the dwellinghouse; and
- (iii) the date of completion.

(The development must comply with this condition).

CONCLUSION / PLANNING BALANCE

This application for Prior Approval complies with Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015. The proposals would not have any adverse impacts upon residential amenity, would be of an appropriate design and would not result in the loss of any visual amenity. Consequently Prior Approval is granted.

OFFICER RECOMMENDATION : Prior Approval is Required and Granted

Case Officer: Stuart Talbot

Recommendation Date: 23/01/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council