

## DELEGATED DECISION REPORT

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HNT/2025/0001  
Valid 21/01/2025

27 NORTH CLOSE  
TINTWISTLE

APPLICATION TO DETERMINE  
IF PRIOR APPROVAL IS  
REQUIRED FOR A PROPOSED  
SINGLE STOREY REAR  
EXTENSION TO EXTEND  
BEYOND THE REAR WALL  
5.58M, MAXIMUM HEIGHT OF  
3.51M AND HEIGHT OF  
EXTENSION AT THE EAVES  
2.56M

(HOUSEHOLDER  
NOTIFICATION APPLICATION)

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### 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
- Whether Prior Approval is required with regards to potential impacts on neighbouring residential amenity

### DESCRIPTION OF SITE

The application relates to a two storey, mid terraced property of a pebble dash finish which stands at the head of the cul-de-sac, within the built up area boundary of Tintwistle. The A628 (Manchester Road) is located to the rear (north) of the site. An existing bedroom has been constructed pursuant to the 2015 permission.

### PROPOSAL

This Prior Notification application has been submitted under the provisions of Schedule 2, Part 1, Class A, Paragraph A.1(g) of the General Permitted Development Order (GPDO) and proposed a single storey rear extension.

The proposal is for a single storey rear extension to extend beyond the rear wall by 5.58m, with a maximum height of 3.51m and height of extension at the eaves of 2.56m.

### SITE HISTORY

HPK/2015/0205 – Proposed single storey rear extension. Approved 12/06/2015.

HPK/2019/0515 - Proposed lounge extension to front elevation incorporating a new disabled access with internal access rearranged. Rear extension to kitchen to facilitate the provision of a new disabled bathroom. Approved 02/06/2020 (not implemented).

## CONSULTATION

Site Notice expiry date: N/A

Neighbour consultation period ends: 13/02/2025

Press Advert: N/A

## 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);

*The existing extension to the property occupies a footprint of approx. 26.8sqm and the proposed extension would occupy a footprint of approx. 11.9sqm. The site as existing has a curtilage area of 210sqm. The total area of ground covered by buildings within the curtilage of the dwellinghouse would not exceed 50%.*

(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;

*The proposal is single storey only and sits 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;

*The proposal is single storey only and sits below the height of the eaves of the original dwellinghouse.*

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

- (i) forms the principal elevation of the original dwellinghouse; or
- (ii) fronts a highway and forms a side elevation of the original 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 original dwelling, this would classify as permitted development in compliance with Class A.1 (e.i) and (e.ii).*

- (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 under the larger extension procedure of the GDPO, 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,
  - (ii) exceed 4 metres in height;

*The dimensions of the proposed development are within those permissible. With a maximum height of 3.51 metres and depth of 5.8 metres, the extension would meet the 4 metre height limit and fit within the 6 metre projection limit on terraced dwellinghouses.*

- (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;

*The extension is located within 2 metres of the common boundary with the neighbour, however the height of the eaves would not exceed 3 metres, measuring 2.5 metres externally from natural ground level.*

- (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;

*Prior to the bedroom extension being built there was a small rear projection used as a store, that formed part of the original dwellinghouse. Therefore, the proposed extension would extend beyond a wall forming a side elevation of the original dwellinghouse, the new extension forms a side extension to that, and when taken cumulatively with the bedroom extension would be more than 50% of the width of the original house. Therefore, the proposal would not comply with this rule.*

(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);

As noted above the development does not meet A.1(j) and therefore fails A.1 (ja).

*The total enlargement of the dwellinghouse exceeds the limits set out in sub-paragraph (j) and therefore, does not comply.*

(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

*The proposed extension would not include the addition of any new ornamentation features such as a veranda, microwave antenna, a chimney or flue or the alteration to the existing roof of the dwelling.*

In terms of A.2, the site is not located within a conservation area.

In terms of A.3 the materials to be used in the extension would be similar in appearance of the host dwelling. The plans show the use of render, and concrete roof tiles to match the host dwelling. Therefore the development complies with A.3.

No neighbour objections have been raised with regard to the proposed extension. Therefore, no assessment on residential amenity is necessary.

Permitted development rights are intact for the property.

## **CONCLUSION / PLANNING BALANCE**

This notification falls within the framework set out within Schedule 2, Part 1, Class A (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Although there are no neighbour representations raised, the development fails to comply with all of the relevant limitations under A.1. As a result it does require planning permission.

**OFFICER RECOMMENDATION :    Refuse**

**Case Officer: Jennifer Robb**

**Recommendation Date: 03/03/2025**

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Signed by: Jane Colley Signature

**On behalf of High Peak Borough Council**