

DELEGATED DECISION REPORT

HPK/2025/0071
Valid 04/03/2025

21 SPRING RISE
SIMMONDLEY
GLOSSOP

APPLICATION FOR A LAWFUL
DEVELOPMENT CERTIFICATE
FOR PROPOSED - GARAGE
CONVERSION

(CERTIFICATE OF
LAWFULNESS - PROPOSED)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site refers to a two storey detached dwelling located on Spring Rise within the established settlement area of Glossop.

The surrounding area comprises predominantly two storey detached properties which are similar to the application site but do not respect a uniform building line.

PROPOSAL

This application seeks a Section 192 Certificate of Lawfulness to determine whether the proposed garage conversion would constitute lawful development. The proposal concerns an integrated single garage unit to facilitate its conversion to create a habitable room. The existing roller shutter garage door is to be replaced with a new window.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/2545: Amendment of details of House Types and Garages (Approved)

HPK/2002/0449: Two storey extension with front and rear dormers and conservatory to rear (Approved)

CONSULTATIONS

Publicity

Neighbour consultation period ends: N/A

Public Comments

No comments received.

OFFICER COMMENTS

The original planning permission (HPK/0001/2545) for the dwelling and the wider housing development dates from the year 1970's. There are no restrictive conditions under this permission which relate to the conversion of garages. Works affecting the interior of a building are not classified under Section 55 of the Town and Country Planning Act 1990.

The proposals also include the replacement of an existing garage door with a small window. Schedule 2, Part 1 of the GPDO states that alterations can be classed as permitted development subject to the criteria below.

Permitted Development

1. The enlargement, improvement or other alteration of a dwellinghouse.

The Town and Country Planning (general Permitted Development) (England) Order 2015 (GPDO) Class A relates to the enlargement, improvement and alteration of a dwellinghouse.

The proposed development refers to an other alteration of a dwellinghouse and would not involve any external changes with the exception of the proposed new window.

A.3 Conditions

Development is permitted by Class A subject to the following conditions –

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse **(Complies)**
- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be - (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 **(N/A, the new window is located on the front elevation at ground floor)**
- 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

There are no restrictive conditions on the original permissions for the dwelling house and the proposed development would comply with the criteria of permitted development as defined under Schedule 2, Part 1, Class A of the GPDO. It is therefore recommended that a Lawful Development Certificate for the proposed development is granted.

OFFICER RECOMMENDATION : Grant

Case Officer: Stuart Talbot

Recommendation Date: 28/04/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council