

Stuart Talbot
Planning Officer
High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

15 August 2025

Dear Stuart,

Re: Submission of Larger Home Extension Prior Approval Application – Woodcock View, Chapel Brow, Charlesworth
Planning Portal Reference PP-14259812

I am writing to confirm the submission today of a Prior Approval application under the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for a proposed larger rear extension at Woodcock View, Chapel Brow, Charlesworth.

The proposal involves:

- A single-storey rear extension projecting **8.0 metres** from the original rear wall of the dwellinghouse;
- Maximum height of **4.0 metres**;
- Eaves height not exceeding **3.0 metres**;
- External materials to match the existing dwelling where practicable.

The application has been prepared in accordance with the requirements of **Part 1, Class A, paragraph A.4** of the GPDO, and includes:

- Site and location plans;
- Existing and proposed drawings;
- Completed prior approval application form;
- Neighbour notification details (Mr and Mrs Winterbottom, .

We recognise that this type of extension requires **prior approval of the Local Planning Authority** regarding the potential impact on the amenity of adjoining premises. The proposal has therefore been designed to minimise any adverse effects, with careful attention to height, siting, and materials to ensure it is proportionate and sympathetic to its surroundings.

Registered in England Company No. 06279898 M10 Maxron House Green Lane Romiley Stockport SK6 3JQ	VAT number: 311692226	Plan:8 Town Planning Ltd www.plan8townplanning.co.uk info@plan8townplanning.co.uk Tel: 07792784924
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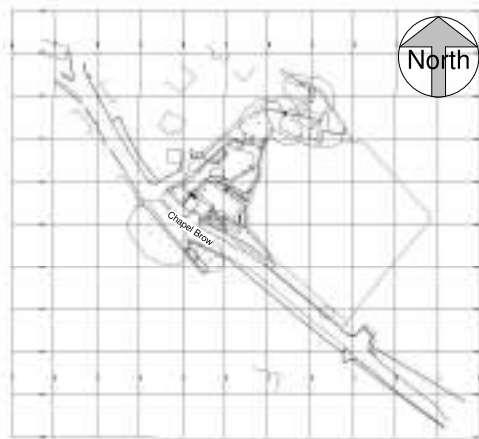
Plan:8 Town Planning Ltd

We look forward to the Council's review of the application and to receiving confirmation in due course.

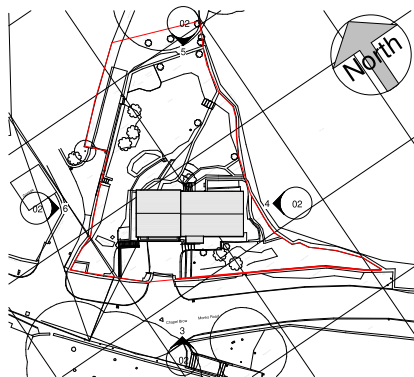
Yours sincerely,

Simon Plowman MA MRTPI
for Plan:8 Town Planning Ltd

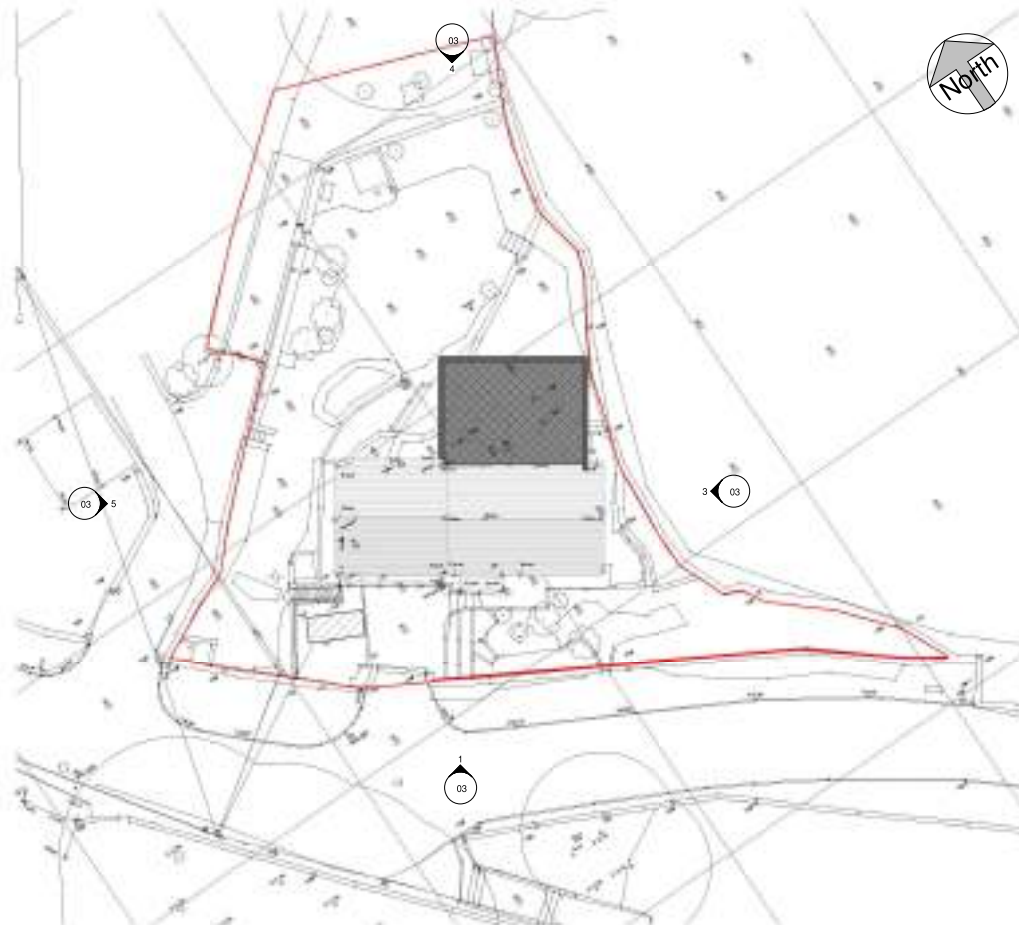
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3 Location Plan
1 : 1250



1 Site Plan Existing
1 : 500



2 Site Plan Proposed
1 : 200

0.5 1 1.5 2 2.5
SCALE 1:50
m

All Dimensions to be checked on site
Work must not be commenced until planning permission (where applicable) and building regulations approval is received. Any works carried out before receipt of the permissions is "entirely at clients' own risk"
It is the responsibility of the client to verify the accuracy of the boundary shown on the Site plan.



Maxron House - Green Lane - Romiley - SK6 3JQ
0161 494 9646 - 07823 322338
email - asmapple@gmail.com
www.architecturalsolutionsltd.co.uk

Rev	Description	Date
A	PD notes added	04/08/25

PROJECT ADDRESS

Woodcock View,
Chapel Brow,
Charlesworth,
SK13 5HH

PROJECT

Woodcock View PD (8 Meter)

TITLE

Site & Location Plan

CLIENT

Mr D. Winterbottom

DRAWN BY

M.J.H

DATE

30/07/25

SCALE (@ A1)

As indicated

PROJECT NUMBER

2978

DRAWING NUMBER

2978 - 01 A



3 Front Existing
1 : 100



4 Side 1 Existing
1 : 100



5 Rear Existing
1 : 100



6 Side 2 Existing
1 : 100



1 Level -1 Existing
1 : 50



2 Level 0 - 1 Existing
1 : 50

0.5 0.5 1 1.5 2 2.5
SCALE 1:50 m

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Rev	Description	Date
A	Level revisions	15/08/25

PROJECT ADDRESS

Woodcock View,
Chapel Brow,
Charlesworth,
SK13 5HH

PROJECT

Woodcock View PD (8 Meter)

TITLE

Plans as Existing

CLIENT

Mr D. Winterbottom

DRAWN BY

M.J.H

DATE

30/07/25

SCALE (@ A1)

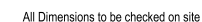
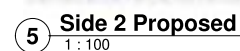
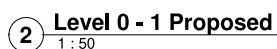
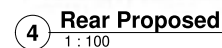
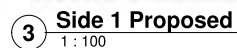
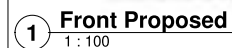
As indicated

PROJECT NUMBER

2978

DRAWING NUMBER

2978 - 02 A



It is the responsibility of the client to verify the accuracy of the boundary shown on the Site plan.

PROJECT ADDRESS

PROJECT

Woodcock View PD (8 Meter)

TITLE

Plans as Proposed

CLIENT

Mr D. Winterbottom

DRAWN BY
MJH

DATE
30/07/25

SCALE (@ A1)
As indicated

PROJECT NUMBER
2978

DRAWING NUMBER

2978 - 03 C





All Dimensions to be checked on site

Work must not be commenced until planning permission (where applicable) and building regulations approval is received. Any works carried out before receipt of the permissions is "entirely at clients' own risk"

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Rev	Description	Date
A	PD notes added	04/08/25

PROJECT ADDRESS

Woodcock View,
Chapel Brow,
Charlesworth,
SK13 5HH

PROJECT

Woodcock View PD (8 Meter)

TITLE

Plans as Proposed 2

CLIENT

Mr D. Winterbottom

DRAWN BY
M.JH

DATE
30/07/25

SCALE (@ A1)

PROJECT NUMBER
2978

DRAWING NUMBER

2978 - 04 A

Plan:8 Town Planning Ltd

Planning Support Statement

Proposal: Application for a Certificate of Lawful Proposed Development for an extension to
Woodcock View involving:

Proposed single storey rear extension which is
8metres deep from the original part of the dwelling

Site Address: Woodcock View, Chapel Brow, Charlesworth, SK13 5HH

August 2025



Plan:8 Town Planning Ltd

Prepared By Simon Plowman MA MRTPI

07792784924

simon@plan8townplanning.co.uk

REGISTERED IN ENGLAND COMPANY NO. 06279898

M10, MAXRON HOUSE, GREEN LANE, ROMILEY, STOCKPORT, SK6 3JQ

Application for a Certificate of Lawful Proposed Development residential ancillary outbuilding. We consider the proposal complies with Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

The site is Woodcock View, Chapel Brow, Charlesworth, SK13 5HH

Proposed single storey rear extension which is 8metres deep from the original part of the dwelling

The site is not within a Conservation Area and not within a National Park or any other Article 2(3) designated land. There are no published previous conditions restricting permitted development rights. The property retains permitted development rights, as noted by the Planning Office in the letter which is copied in enclosure 1.

The application is accompanied by plans which clearly show the dimensions of the proposed building, from which it is possible to assess its compliance with the quantitative provisions of Class A of Part 1 of Schedule 2 to the GPDO.

The following table demonstrates the development complies with the criteria within Class A.

Criteria of Class A A.1 Development is not permitted by Class E if—	Response
(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 (changes of use));	Not applicable. The property has been in situ for many years. The proposal complies with this section.
(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 total area of development does not exceed 50% of the total area of the cartilage (excluding the original dwellinghouse). The proposal complies with this section.
(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height	The new extensions are not higher than the highest part of the roof. The proposal complies with this section.
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of the highest part of the roof 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 eaves are not higher than the eaves of the existing house. The proposal complies with this section.	
(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;	The extension does not front a highway. The proposal complies with this section.	
(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;	(i) The single storey rear part would extend by more than 4 metres (it would be 8m deep) – as such part (g) is applicable see the row below (ii) The extension is not more than 4 metres in height The proposal complies with section (g).	
(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;	The site is not on article 2(3) land and is not within an SSSI. The extension would : (i) be 8 metres deep beyond the original part of the dwellinghouse (ii) Not exceed 4 metres in height As such the proposal complies with this section.	
(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	The proposal is single storey.	
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being enlarged which is opposite the rear wall of that dwellinghouse	
(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 eaves do not exceed 3metres. The proposal complies with this section.
(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 (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);	No side extension proposed. The proposal complies with this section.
(k) it would consist of or include— (i) the construction or provision of a verandah, 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.	Not applicable The proposal complies with this section.
A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if— (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; or	The site is not within Article 2(3) land. The proposal complies with this section.

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(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse. (d) 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).		
A.3 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) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must 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; and (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	Materials are to match the parent building. The proposal complies with this section. No upper floor windows proposed to side elevations. The proposal complies with this section. The proposal is single storey and the proposal is for a flat roof. The proposal complies with this section.	
Details of the neighbours are provided on the right-hand column.	Well Head Farm, Chapel Brow, Charlesworth, Derbyshire, SK13 5HH. The above property is owned and occupied by the same people that own all the land, that is not highway or verge, that surrounds Woodcock View. We have supplied in the enclosures the	
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	title plan for Woodcock View DY248342 and the Title Plan for surrounding land under title number DY259602.
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The proposal complies with the criteria listed under Class A of the GPDO. The dimensions and siting of the building meet the stated criteria. The Planning Act, (Section 57) requires that development requires planning permission. Section 58 inter alia allows for the grant of planning permission through an application (S58(1)(b) or more pertinently to this situation by a “development order” (S58(1)(a). Section 59 provides for the Secretary of State to grant planning permission through a development order. The development proposed is granted planning permission under Class A of the Order. The development proposed does not require express planning permission – it has already been granted by the clear intent and wish of Parliament.

The applicant has applied for a certificate of lawful development and wishes the LPA to issue that Certificate.

Prepared for David Winterbottom by Simon Plowman MA MRTPI on behalf of Plan:8 Town Planning Ltd

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Enclosure 1

Confirmation from the Planning Office that Permitted Development Rights are Intact



My ref: PD/2024/0068

06/11/2024

Mr David Winterbottom
Woodcock View Chapel Brow
Charlesworth
Glossop
Derbyshire
SK13 5HH

Dear Mr David Winterbottom

Householder Planning Enquiry – Ref No: PD/2024/0068 - We are currently preparing plans. No details exist at present asking if Permitted rights are in tact on the property at Woodcock View Chapel Brow, Charlesworth

Thank you for your recent request regarding whether permitted development rights are intact at the property.

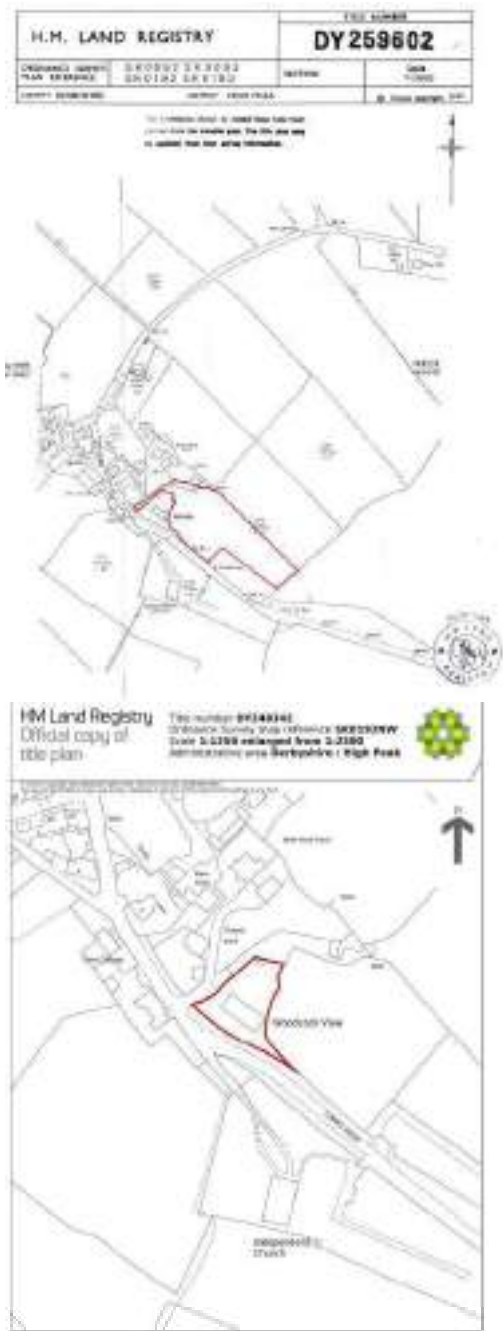
We can confirm that permitted development rights appear to be intact at the property.

Please note this letter constitutes the informal view of the Council and is based on the information you have supplied. This enquiry does not constitute an application for a Lawful Development Certificate for a proposed development under section 191 of the Town and Country Planning Act 1990.

Yours sincerely


Trainee Planning Officer

Enclosure 2: Title Plans





Application to determine if prior approval is required for a proposed: Larger Home Extension
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Winterbottom

Company Name

Address

Address line 1

Woodcock View Chapel Brow

Address line 2

Address line 3

Town/City

Charlesworth

County

Derbyshire

Country

Postcode

SK13 5HH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

Important - Please note that:

- This application is specifically for a 'larger' single storey rear extension to a house, and the questions below are particular to determining the eligibility of proposals for this extension type.
- Other kinds of home extensions do not use this 'prior approval' process and should not be applied for using this type of application.
- There are additional permitted development conditions that apply to all home extensions which are not covered in the questions below, [they can be reviewed in our common projects section](#). If your proposals do not meet these conditions, it is advisable not to continue with this application.

Please indicate the type of dwellinghouse you are proposing to extend

- ☒ Detached
☐ Other

Will the extension be:

- a single storey;
- no more than 4 metres in height (measured externally from the natural ground level); and
- extend beyond the rear wall of the original dwellinghouse (measured externally) by over 4 but no more than 8 metres.

Note that where the proposed extension will be joined to an existing extension, the measurement must represent the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

- ☒ Yes
☐ No

Is the dwellinghouse to be extended within any of the following:

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;

- ☐ Yes
☒ No

Description of Proposed Works

Please describe the proposed single-storey rear extension

Single storey rear extension and to have matching materials. The extension would be 8metres deep.

Planning Portal Reference:

Measurements

Please provide the measurements as detailed below.

Where the proposed extension will be joined to an existing extension, the measurements provided must be in respect to the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

How far will the extension extend beyond the rear wall of the original dwellinghouse (in metres, measured externally)

8.00	metres
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What will be the maximum height of the extension (in metres, measured externally from the natural ground level)

2.95	metres
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What will be the height at the eaves of the extension (in metres, measured externally from the natural ground level)

2.65	metres
------	--------

Adjoining premises

Please provide the full addresses of all adjoining premises to the house you are proposing to extend. This should include any premises to the side/front/rear, even if they are not physically 'attached'

House name: Well Head Farm Number: Suffix: Address line 1: Well Head Farm Address Line 2: Chapel Brow Town/City: Charlesworth Postcode: SK13 5HH	
House name: Title_Plan_DY259602 land surrounding woodcock view Number: Suffix: Address line 1: Title_Plan_DY259602 land surrounding woodcock view Address Line 2: owned by Well Head Farm, Chapel Brow, Charlesworth, Derbyshire, SK13 5HH. Town/City: Postcode:	