

Plan:8 Town Planning Ltd

APPLICATION FOR A CERTIFICATE OF LAWFUL PROPOSED DEVELOPMENT

Supporting Statement

Application for: Certificate of Lawful Proposed Development for temporary
construction compound

Site Address: Land adjacent to Woodcock View, Chapel Brow, Charlesworth,
Derbyshire SK13 5HH

Applicant: Mr David Winterbottom

Date: 2nd March 2026



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1. INTRODUCTION

1.1 This application seeks a Certificate of Lawful Proposed Development for the provision of a temporary construction compound on land immediately adjacent to Woodcock View, Chapel Brow, Charlesworth.

1.2 The compound will comprise:

- Heras fencing enclosure
- Storage container for equipment
- Site cabin
- WC facilities
- Storage area for building materials

1.3 It is submitted that this development falls within Class A, Part 4, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore constitutes permitted development not requiring planning permission.

2. THE ADJACENT APPROVED DEVELOPMENT

2.1 Planning permission has been granted for "the extension and remodelling of the existing house" at Woodcock View, Chapel Brow, Charlesworth, Derbyshire SK13 5HH.

2.2 This permission was granted on appeal by the Planning Inspectorate on 6 November 2025 under reference APP/H1033/D/25/3372743 (High Peak Borough Council reference HPK/2025/0104).

2.3 The approved works comprise:

- Raising of the roof of the main dwelling

- Rear extension
- Garage extension to the side
- Associated external works

2.4 These are substantial construction operations requiring approximately 14 months to complete.

2.5 A copy of the appeal decision is attached as Appendix 1.

3. THE NEED FOR THE TEMPORARY COMPOUND

3.1 The proposed temporary compound is required to facilitate the approved construction works at Woodcock View for the following reasons:

Site Constraints

The approved property sits on a constrained site with:

- Limited curtilage space available during construction
- Sensitive boundary treatments requiring protection
- Active residential occupation requiring separation of construction activities
- The need to maintain safe access and egress throughout the works

Operational Requirements

The compound is necessary to provide:

- Secure storage for building materials (stone, slate tiles, timber, glazing units, insulation materials)
- Equipment storage in a weatherproof container (power tools, scaffolding components, specialist equipment)
- Welfare facilities as required under CDM Regulations (site cabin and WC)
- Materials protection to prevent weather damage to stored materials
- Security to prevent theft and vandalism of materials and equipment
- Health & Safety compliance providing a secure, designated construction area separate from the residential property

Practical Necessity

Given the scale of the approved works, it is not practicable or safe to:

- Store all materials within the curtilage of Woodcock View during construction
- Provide adequate welfare facilities for operatives within the existing property
- Maintain security of valuable materials and equipment on the main site
- Separate construction operations from the occupied dwelling

3.2 The compound on the adjacent land provides the essential facilities required for the safe and efficient execution of the approved construction works.

4. ASSESSMENT AGAINST CLASS A REQUIREMENTS

The development complies with Class A, Part 4, Schedule 2 of the GPDO 2015 as follows:

Compliance with Class A, Part 4, Schedule 2 of the GPDO 2015

Class A, Part 4, Schedule 2 of the GPDO 2015	Compliance
Class A states: <i>"The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land."</i>	"provision on land" - The compound will be provided on land immediately adjoining the application site "of buildings, moveable structures, works, plant or machinery"- The development comprises: • Moveable structures (Heras fencing, storage container, site cabin, WC unit) • Plant and materials "required temporarily"- The compound is genuinely required for the construction period only (approximately 14 months) and serves no other purpose "in connection with"- The compound has a direct and necessary connection with the approved construction works at Woodcock View, providing essential storage, welfare, and security facilities "for the duration of operations"- The compound will only be in place for the

	duration of the construction works; it will be removed upon completion "on land adjoining that land"- The compound site immediately adjoins Woodcock View where the approved operations will be carried out
Conditions/Exclusions Development Not Permitted- Paragraph A.1	
(a) the operations referred to are mining operations	The approved works at Woodcock View are not mining operations. They comprise building extension and remodelling works.
(b) planning permission is required for those operations but is not granted or deemed to be granted	Planning permission has been granted for the operations at Woodcock View by the Planning Inspectorate on appeal (reference APP/H1033/D/25/3372743, decision dated 6 November 2025).
Conditions- Paragraph A.2 Class A.2 states: <i>"Development is permitted by Class A subject to the conditions that, when the operations have been carried out—</i> <i>(a) any building, structure, works, plant or machinery permitted by Class A is removed, and</i> <i>(b) any adjoining land on which development permitted by Class A has been carried out is, as soon as</i>	The applicant commits that: Condition (a): Upon completion of the construction works at Woodcock View, all elements of the temporary compound will be removed, including: • All Heras fencing • The storage container • The site cabin • WC facilities • All stored materials and equipment • Any associated hardstanding or temporary bases Condition (b): Following removal of all structures and materials, the application site will be reinstated to its condition before the compound was established,

<i>reasonably practicable, reinstated to its condition before that development was carried out."</i>	as soon as reasonably practicable. This will include: • Removal of any temporary surfaces • Reinstatement of ground levels • Re-seeding or replanting as necessary • Removal of any fixing points or installations
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5. TEMPORARY NATURE AND TIMESCALE

5.1 The compound is genuinely temporary and will only exist for the duration of construction works at Woodcock View. Estimated compound duration of 14 months. The compound would be removed within 1 month of completion of the approved works at Woodcock View.

6. CONCLUSION

6.1 This application demonstrates that the proposed temporary construction compound:

1. Falls within Class A- It comprises temporary structures and facilities required for construction operations on adjoining land
2. Satisfies all conditions- It complies with paragraphs A.1(a) and A.1(b), and the applicant commits to comply with conditions A.2(a) and A.2(b)
3. It will only exist for the duration of the approved construction works
4. Is reasonably necessary- It provides essential storage, welfare, and security facilities that cannot practicably be accommodated within the constrained curtilage of Woodcock View during construction
5. Relates to approved operations- Planning permission has been granted for the works at Woodcock View

6.2 The proposed development therefore constitutes permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 4, Class A. A Certificate of Lawful Proposed Development is respectfully requested.

APPENDICES

Appendix 1: Appeal Decision APP/H1033/D/25/3372743 dated 6 November 2025

Appendix 2: Site Location Plan showing compound site and Woodcock View

Appendix 3: Site Layout Plan showing compound arrangement

Prepared by: Plan:8 Town Planning Ltd