

## DELEGATED DECISION REPORT

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HPK/2026/0047  
Valid 04/03/2026

20 JOHN WALTON CLOSE  
GLOSSOP

CERTIFICATE OF  
LAWFULNESS FOR A  
PROPOSED REAR  
EXTENSION

(CERTIFICATE OF  
LAWFULNESS - PROPOSED)

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### MAIN ISSUES

- Whether the proposed single storey rear extension 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 relates to a two storey detached dwellings which forms part of the Charlestown Works residential development. The site is located of John Walton Close within the defined settlement boundary of Glossop.

The surrounding area comprises predominantly detached and semi-detached dwellings similar in scale and appearance to the application site.

### PROPOSAL

This application seeks a certificate of lawfulness to determine whether the proposed single storey flat roofed extension would comprise permitted development. The proposed rear porch extension would project 2m in depth from the rear elevation with a width of 3.3m. The proposed rear porch would have a maximum height of 3.45m with eaves at 2.45m in height.

### SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no relevant planning history relating to the site itself however there is extensive planning history regarding the wider residential site. The most relevant of which is:

HPK/2016/0520: Application for Reserved Matters for proposed residential development consisting of 96 dwellings and associated parking including conversion of existing office pursuant to outline planning permission HPK/2013/0597

This application has not removed permitted development rights for the property.

## OFFICER COMMENTS

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

#### Permitted Development

Class A. The enlargement, , improvement or other alteration of a dwellinghouse

The proposed development refers to the enlargement, improvement or other alteration of a dwellinghouse.

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 – The site has not been the subject of a change use under the above Classes)**

(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) **(Complies – The proposed extension would occupy approximately 6.6sqm, the curtilage of the site is approximately 93.7sqm which would equate to 7% of the total area of the curtilage)**

(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 **(Complies)**

(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 **(Complies)**

(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  
**(Complies – The proposed extension would be to the rear elevation only and does not front a highway)**

(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 **(Complies – The proposed extension would not extend more than 2m from the rear elevation)**, or 3 metres in the case of any other dwellinghouse (N/A), or

(ii) exceed 4 metres in height **(Complies – The proposals would not exceed 3.45m in**

height)

(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 (**complies**), or  
(ii) exceed 4 metres in height. (**complies**)

(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 (**N/A – Proposals would be of a single storey only**), 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**)

(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; (**Complies -The proposals would be within than 2m of the boundary of the dwelling, however the eaves height would be 2.45m**)

(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 (**N/A**),  
(ii) have more than a single storey (**N/A**), or  
(iii) have a width greater than half the width of the original dwellinghouse (**N/A**)

(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); (**Complies, it would attach to the original rear elevation**)

(k) it would consist of or include -  
(i) the construction or provision of a verandah, balcony or raised platform (**N/A**),  
(ii) the installation, alteration or replacement of a microwave antenna (**N/A**),  
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe (**N/A**), or  
(iv) an alteration to any part of the roof of the dwellinghouse (**N/A**).

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) (**Complies. The dwelling has not been built under Part 20**)

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  
(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).  
(**N/A** - *Application site is not on article 2(3) land*)

### **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

The proposed materials have been provided on the submitted plans and comprise course buff stone and a grey marley roof tile which would match the original dwelling.

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**)

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**

The proposed rear extension as described in the submitted information is deemed Permitted Development. The proposed development complies 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 :**     **Approve**

**Case Officer:** Stuart Talbot

**Recommendation Date:** 27/04/2026

X *J. Colley*

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Signed by: Jane Colley Signature

**On behalf of High Peak Borough Council**