



Design statement

7 Lismore Road
Buxton
Derbyshire
SK17 9AZ

18th June 2026
Revision D

INTRODUCTION

This report has been prepared to accompany the application for a lawful development certificate for the proposed works at 7 Lismore Road, Buxton.

The proposals include a single storey rear and side extension and second (separate) rear extension also over a single storey.

The proposals have been developed in accordance with General Permitted Development Order 2015.

Within this document the proposals have been described against the 'Permitted development rights for householders - Technical Guidance. September 2019' published by Ministry of Housing, Communities and Local Government. This document will illustrate how the proposal compile with the GPDO and technical guidance.

This document is split into three main sections:

- Introduction
- Existing Structure
- Critical comparison between proposals and GDPO.

Planning History

The property is not listed.

The property is not within a conservation area.

There is no article 4 in place in this location.

No planning history for the property was identified on the HPBC website.



Front Elevation

EXISTING DWELLING

The existing property is a detached dwelling, believed to have been constructed in the 1920s. The front and west side elevation are constructed of stone, with the rear and east elevation comprising brickwork. The roof is a large, steeply pitched hipped roof, finished with red clay tiles, with dormer windows present to both the front and rear roof slopes.

Fenestration is varied in character; metal-framed windows are present to the front central entrance gable with timber-framed windows elsewhere across the property.

To each side elevation there are two single storey projecting bay windows, each projecting approximately 350mm from the main building line. The rear elevation retains an original veranda to the western side, with an adapted original outshoot to the eastern side.

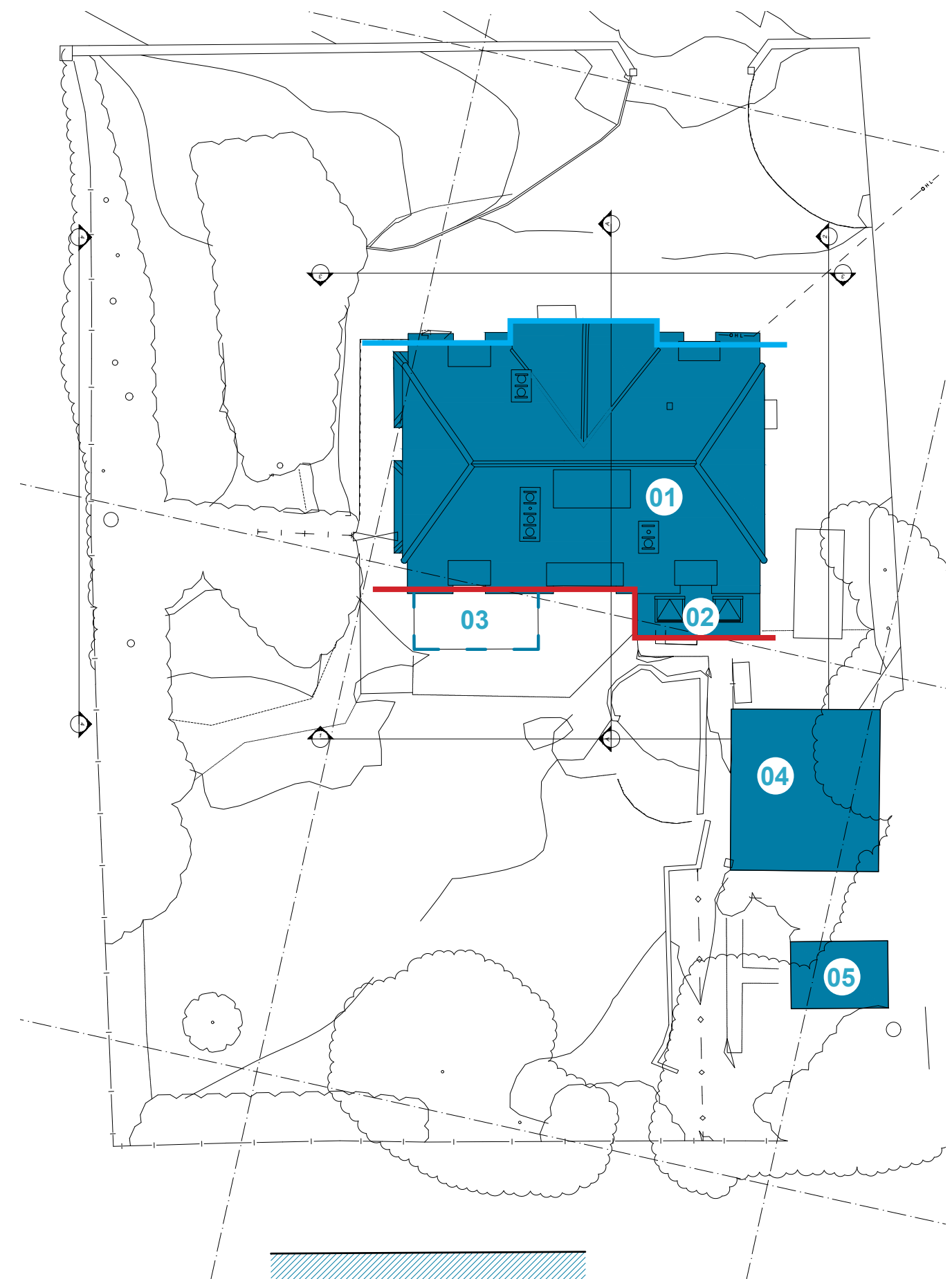
The curtilage includes a detached double garage to the rear and a greenhouse within the garden. A large bitumen driveway serves the front and eastern side of the property, with the remainder of the garden laid predominantly to grass and shrubs.

- 01** Original house including, veranda and outshoot.
- 02** Outshoot to rear (later adapted).
- 03** Original veranda, note not connected to corner of house.
- 04** Existing garage.
- 05** Existing greenhouse

- Rear of property
- Principle front elevation



Corner between Front Elevation and West Elevation



Site Plan Approximate Scale 1-200

EXISTING SITE PHOTOS



Front Elevation from SW corner



West Elevation



Detail of existing veranda



Corner between Front Elevation and East Elevation

PROPOSALS

The proposal has been carefully prepared within the constraints of the Town and Country Planning (General Permitted Development) (England) Order 2015 and comprises two elements of single storey extension to the existing dwelling.

The first element consists of a single storey side and rear extension (number 2 on the site plan), which does not make contact with the existing rear wall. The extension measures less than half the width of the existing frontage and projects less than 4 metres from the rear wall of the original dwelling.

A secondary door is incorporated within the side extension to provide secondary access and means of escape from this portion of the dwelling. This is set back from the front elevation.

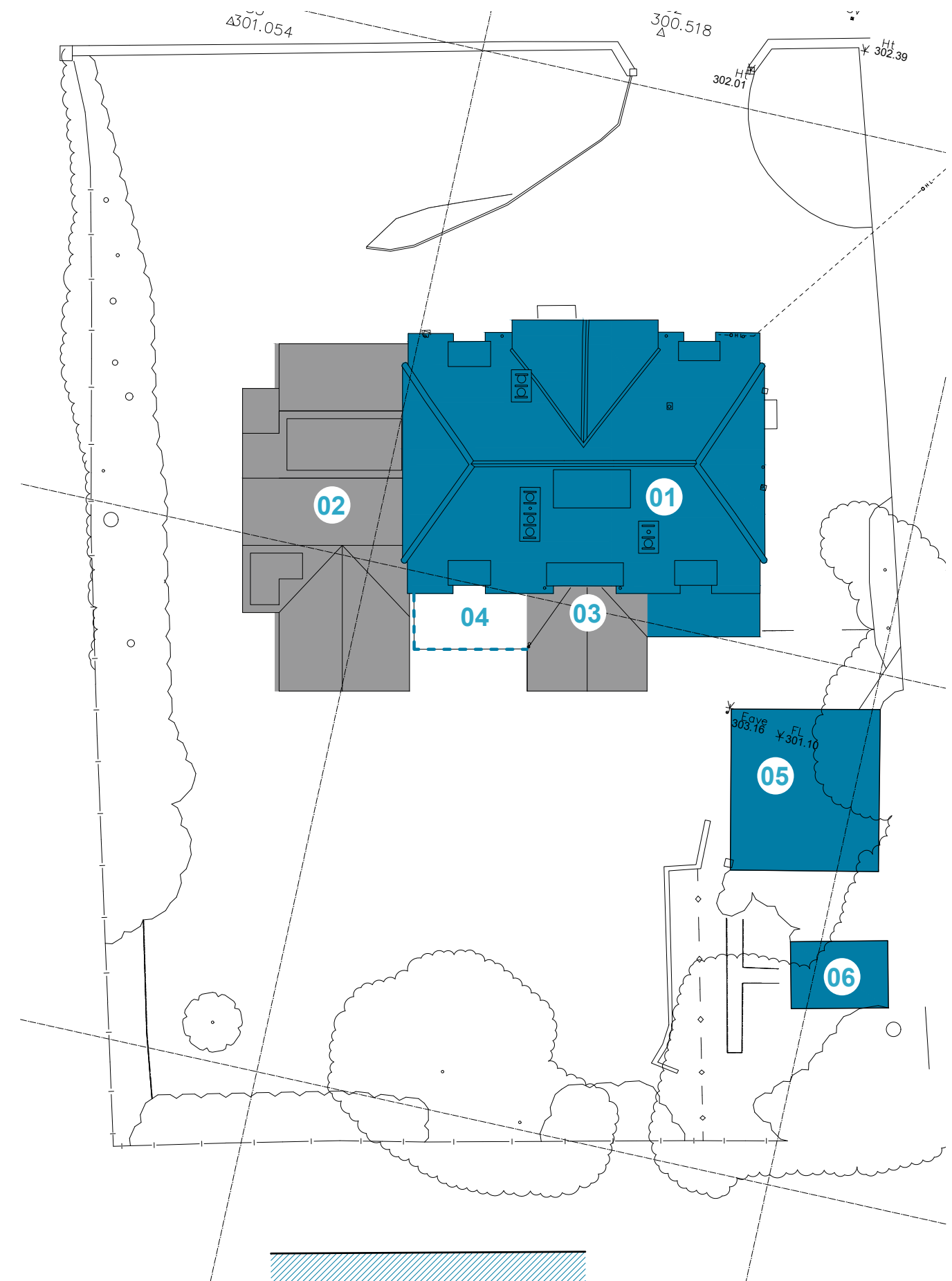
The second element consists of a single storey rear extension (number 3 on the site plan), projecting less than 4 metres from the existing rear wall.

Both extensions will be finished with dual pitched sloping roofs, with no point of the roof exceeding 4 metres in height when measured from the corners of the existing dwelling.

The extensions will be constructed of materials to match the existing stone and brickwork. The roof will be tiled to match the Red clay tiles of the main dwelling. Windows and doors throughout will be timber, consistent with the existing fenestration of the property.

The proposals seek to extend the existing accommodation to provide additional living space to meet the needs of the family.

- 01** Original house including, veranda and outshoot.
- 02** Proposed side and rear extension.
- 03** Proposed rear extension.
- 04** Existing veranda.
- 05** Existing garage.
- 06** Existing greenhouse.



Site Plan Approximate Scale 1-200

COMPARISON TO TECHNICAL GUIDANCE

The following section offers a direct comparison with the 'Permitted development rights for householders Technical Guidance' published in September 2019 by the Ministry of Housing, Communities and Local Government.

On each page a direct extract from the technical guidance is provided. Furthermore, in italics the relevant text is extracted followed by the description of the proposals and how it aligns with this guidance.

'General Issues' "height Where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building.)"

For each proposed the height adjacent to the corner of the house is taken as the reference point for measuring the height of the proposed extension. For the side extension the height is measured from the front corner of the house. The ground raises slightly so the maximum height will be less than 4m.

As shown on the proposed drawings and within this document, no part of the proposals exceeds from 4m adjacent to the house.

General Issues

Some of the terms used are defined in the Order. These include:

"Article 2(3) land" - this includes land within a National Park, the Broads, an area of outstanding natural beauty, an area designated as a conservation area, and land within World Heritage Sites.

"Building" - includes any part of a building and includes any structure or erection, but does not include mechanical plant or machinery or gates, fences, walls, or other means of enclosure.

"Dwellinghouse" - does not include buildings containing one or more flats or a single flat contained within a building. *(Note, however, that for the purposes of this guidance, the word "house" is used rather than "dwellinghouse" except where quoting the legislation directly.)*

"Existing" - means a building as it existed immediately before the permitted development (for example a house extension) is undertaken. *The existing house will include previous development to the house, whether undertaken as permitted development or as development resulting from a planning permission from the local authority.*

"Height" - references to height (for example, the heights of the eaves on a house extension) is the height measured from ground level. (Note, ground level is the surface of the ground immediately adjacent to the building in question, and would not include any addition laid on top of the ground such as decking. Where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building.)

"Highway" – is a public right of way such as a public road, public footpath and bridleway. For the purposes of the Order it also includes unadopted streets or private ways.

"Original" - means a building as it existed on 1 July 1948 where it was built before that date, and as it was built if built after that date.

"Raised" - in relation to a platform means a platform with a height greater than 0.3 metres.

"Terrace house" - means a dwellinghouse situated in a row of 3 or more dwellinghouses used or designed for use as single dwellings, where

- (a) it shares a party wall with, or has a main wall adjoining the main wall of, the dwellinghouse on either side or
- (b) if it is at the end of a row, it shares a party wall with or has a main wall adjoining the main wall of a dwellinghouse which fulfils the requirements of sub-paragraph (a).

"Unadopted street" – means a street not being a highway maintainable at the public expense within the meaning of the Highways Act 1980.

COMPARISON TO TECHNICAL GUIDANCE

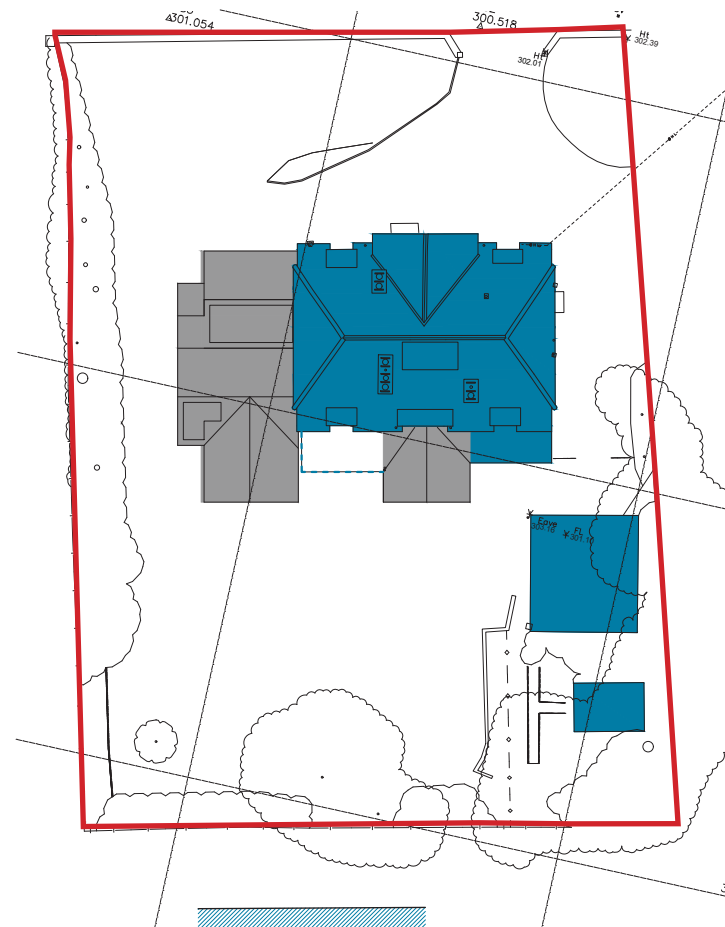
A.1.(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

The area of the curtilage of the house is 1,146m² (not including the original house (140m²)). The area of the existing garage and greenhouse is 44.5m². This equates to the outbuildings being 3.9% of the curtilage area.

The area of proposed extensions, existing garage and green house is 136m².

This equates to the outbuildings and proposals being 11.8% of the curtilage area.

Therefore, the proposals are well within the 50% as required under the GPDO 2015.



Extract of site plan NTS

Class A – enlargement, improvement or alteration

This provides permitted development rights for the enlargement, improvement or other alteration of a house.

Under Class A the following limits and conditions apply:

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 M, N, P, PA or Q of Part 3 of this Schedule (change of use)*

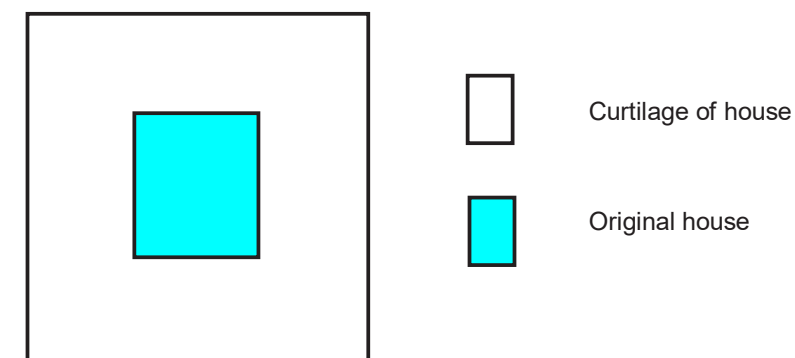
Enlargement etc. is not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order (see page 4).

- (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)*

Extensions (including any extensions to the original house under Class A or under a separate planning permission) and other buildings must not exceed 50% of the curtilage.

The 50% limit covers all buildings so will include existing and proposed outbuildings as well as any existing or proposed new extensions to a house. It will exclude the area covered by the original house but will include any later extensions or any separate detached buildings, even where they were built prior to 1948, or if the house was built after that date, built when the house itself was built (for example a detached garage or garden shed).

In the diagram below, the maximum area that can be built on as permitted development, whether as an extension to the house or outbuildings erected under Class E, would be 50% of the white area.



COMPARISON TO TECHNICAL GUIDANCE

A.1. (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*

As illustrated on the proposed drawings, the proposals do not exceed the highest part of the roof of the existing dwelling house.

A.1. (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 proposed eaves do not exceed the height of the eaves of the existing dwelling house. This can be seen on the proposed drawings.

(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

Any enlargement, improvement, or alteration to a house must not exceed the height of the highest part of the roof of the existing house. If it does, an application for planning permission will be required.

The highest part of the roof of the existing house will be the height of the ridge line of the main roof (even though there may be other ridge lines at a lower level) or the height of the highest roof where roofs on a building are flat.

Chimneys, firewalls, parapet walls and other protrusions above the main roof ridge line should not be taken into account when considering the height of the highest part of the roof of the existing house.

However, when calculating the height of the enlarged part of the house, this measurement should be at the highest part of the enlargement and may include any protrusions above the roof such as parapet walls etc.

(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

For the purpose of measuring height, the eaves of a house are the point where the lowest point of a roof slope, or a flat roof, meets the outside wall.

The height of the eaves will be measured from the ground level at the base of the external wall of the extension to the point where the external wall would meet (if projected upwards) the upper surface of the roof slope. Parapet walls and overhanging parts of eaves should not be included in any calculation of eaves height.

COMPARISON TO TECHNICAL GUIDANCE

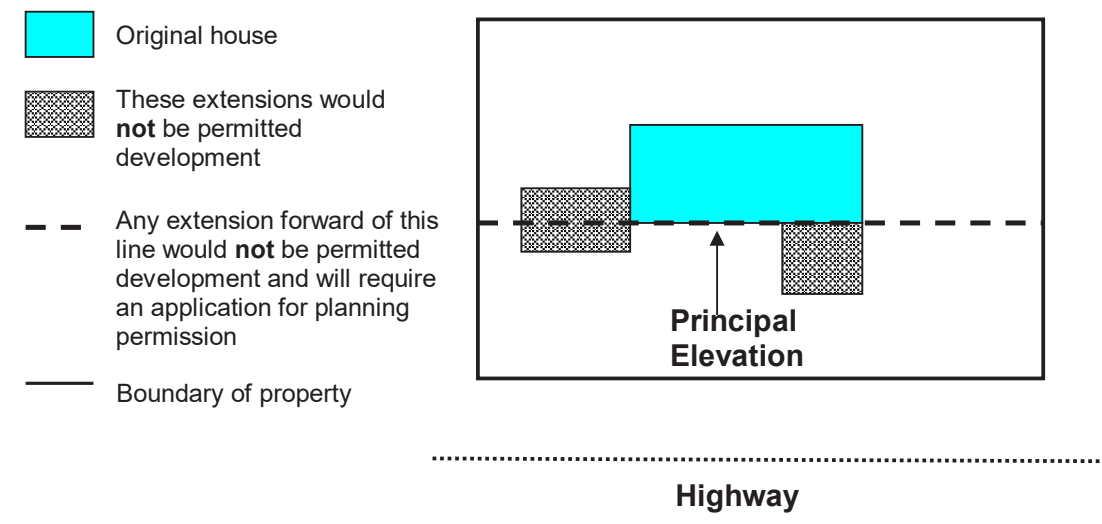
A.1. 14 (e) the enlarged part of the dwellinghouse would extend beyond a wall which -
 (i) forms the principal elevation of the original dwellinghouse; or
 (ii) fronts a highway and forms a side elevation of the original dwellinghouse

The proposals do not extend past the principal elevation of the house. The side extension proposed sits back from the main facade by around 150mm to align within the existing stone detailing.

- (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**

This restriction means that any development to enlarge a house that is in front of a principal elevation, or in front of a side elevation that fronts a highway will require an application for planning permission. Principal elevation has the meaning set out in the 'General Issues' section of this document (see page 7).

In this context, 'extend beyond a wall' comprises not only the area immediately in front of the wall, but also an area in front of a line drawn from the end of the wall to the boundary of the property. In the diagram below, neither extension shown would be permitted development - they both extend beyond a wall forming a principal elevation that fronts a highway.



COMPARISON TO TECHNICAL GUIDANCE

A.1. (f) 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.

The proposals, as illustrated on the proposed drawings, do not extend beyond the rear of the house by 4m.

The side and rear extension does not extend beyond 4m from the rear of the house.

The proposals, do not exceed 4m in height. This has been carefully considered to work with the existing geometry of the house and the ground levels.

As noted earlier the measurement of the height of the proposals has been carefully consider to be in line with the guidance within this document.

(f) 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**

A single-storey extension must not extend beyond the rear of the original house by more than 4 metres if a detached house, or by more than 3 metres in any other case. In both cases, the total height of the extension must not be more than 4 metres. The rear wall or walls of a house will be those which are directly opposite the front of the house.

(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**

A single-storey extension to a house which is not on article 2(3) land or on a site of special scientific interest can be larger than allowed under paragraph (f) above, but it must not extend beyond the rear of the original house by more than 8 metres if a detached house, or by more than 6 metres in any other case. In both cases, the total height of the extension must not be more than 4 metres. The rear wall or walls of a house will be those which are directly opposite the front of the house.

These larger single-storey extensions, extending beyond the rear of the original house by more than 4 metres and less than 8 metres if a detached house, or by more than 3 metres and less than 6 metres in any other case, are subject to a neighbour consultation scheme to assess the impact of the proposed development on the amenity of their property. The requirements of the neighbour consultation scheme are set out in paragraph A.4 of Class A.

Householders wishing to build a larger extension have to notify the local planning authority about the proposed extension and the local planning authority must give adjoining neighbours notice of the proposals and the opportunity to object. Works cannot commence until the local planning authority notifies the householder that no prior approval is required, or gives prior approval, or 42 days have passed without any decision by the local planning authority.

Single-storey extensions that do not extend beyond the rear of the original house by more than 4 metres of a detached house, or by more than 3 metres in any other case, (as set out in paragraph (f) above) are not subject to a neighbour consultation scheme.

COMPARISON TO TECHNICAL GUIDANCE

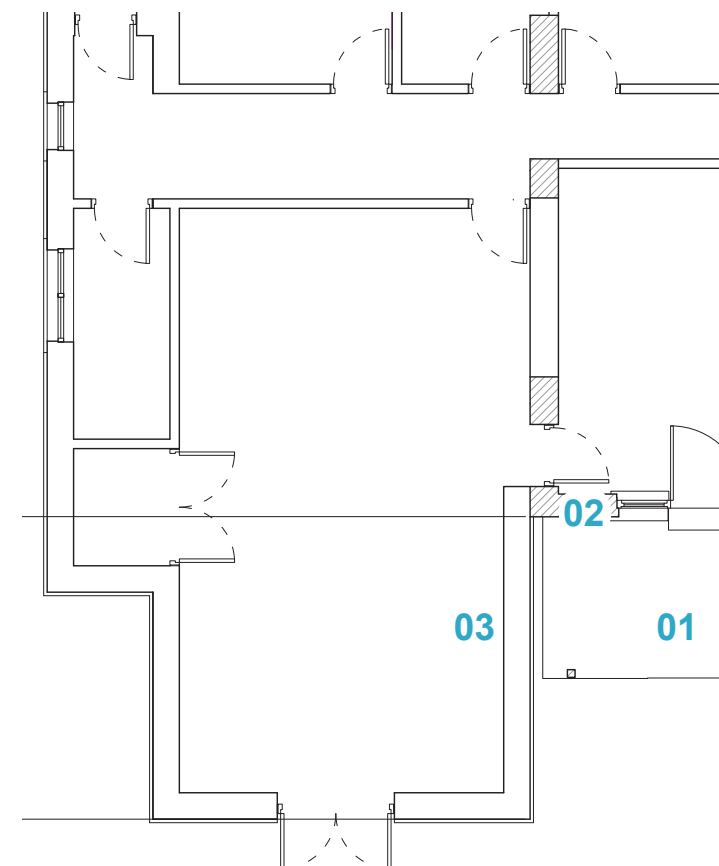
A1.1 (g) Side wall extensions extending beyond rear walls

An extension on a side wall that extends beyond a rear wall, but is not attached to a rear wall will be subject to the restrictions that apply to rear walls as well as the restrictions on side walls (these are covered under section (j) of the rules - see page 22). So in the example below, the extension is limited to 6 metres (or 3 metres on article 2(3) land or sites of special scientific interest) beyond the rear wall of the semi-detached house as well as being restricted by the limits set for extensions from side walls.

The proposed side extension extends beyond the rear wall but does not attach to the rear wall (see plan extract plan adjacent). It then extends no more than 4m (original dwelling house is detached).

As illustrated, an existing rear veranda (open sided) is located on the rear elevation. This will remain in place. The proposed side extension does not adjoin either the rear wall or the veranda.

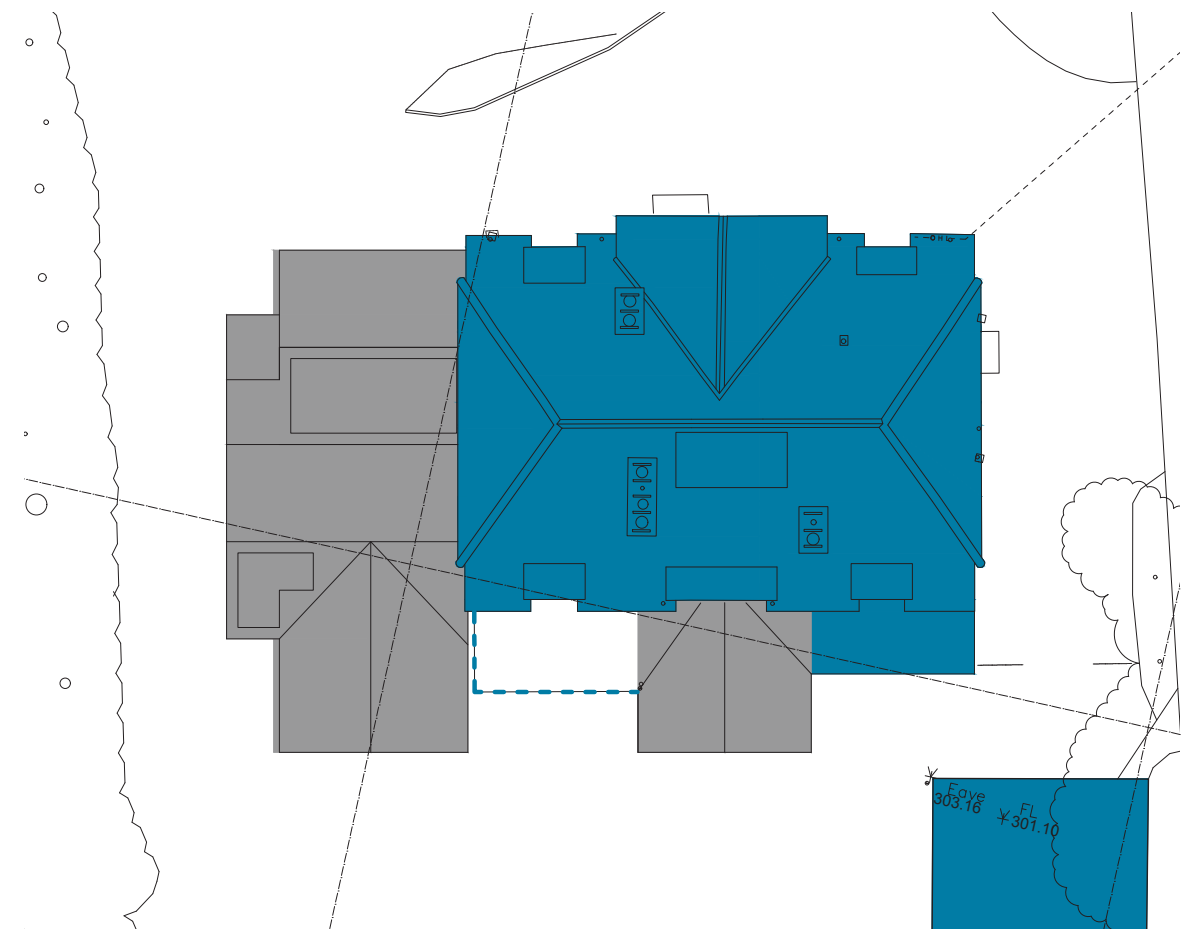
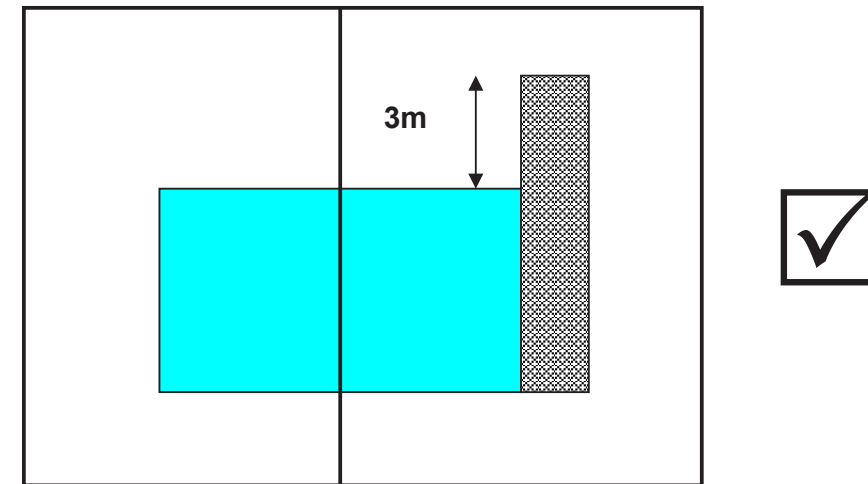
- 01 Veranda (existing and open).
- 02 Rear wall of existing house.
- 03 Proposed side extension.



Extract ground floor plan Approximate Scale 1-100

Side wall extensions extending beyond rear walls

An extension on a side wall that extends beyond a rear wall, but is not attached to a rear wall will be subject to the restrictions that apply to rear walls as well as the restrictions on side walls (these are covered under section (j) of the rules - see page 22). So in the example below, the extension is limited to 6 metres (or 3 metres on article 2(3) land or sites of special scientific interest) beyond the rear wall of the semi-detached house as well as being restricted by the limits set for extensions from side walls.



Extract of Site Plan Approximate Scale 1-200

COMPARISON TO TECHNICAL GUIDANCE

A.1. (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 proposals are not within 2m of any boundary. Please refer to site plan.

A.1. (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.

The side extension is to the side of the house as illustrated on the proposed drawings. The proposals:
i) do not exceed 4m in height
ii) do not have more than a single storey
iii) do not have a width greater than half the width of the original dwelling house.

The existing dwelling is 13.33m wide (not including projecting side bay windows). The proposed extension is 6.39mm wide.

Therefore, the proposed side extension is less than half the width of the original house.

Rear and side exxtension page 23, an undefined sub paragraph of A.1. (j).

(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

Where any part of a proposed extension to a house is within 2 metres of the boundary of its curtilage, then the maximum height of the eaves that is allowed for the proposal is 3 metres. Under paragraph (ja) (see page 28) if the proposed extension is within these limitations, but is being joined to a previous enlargement which exceeds these limitations, it will not be permitted development.

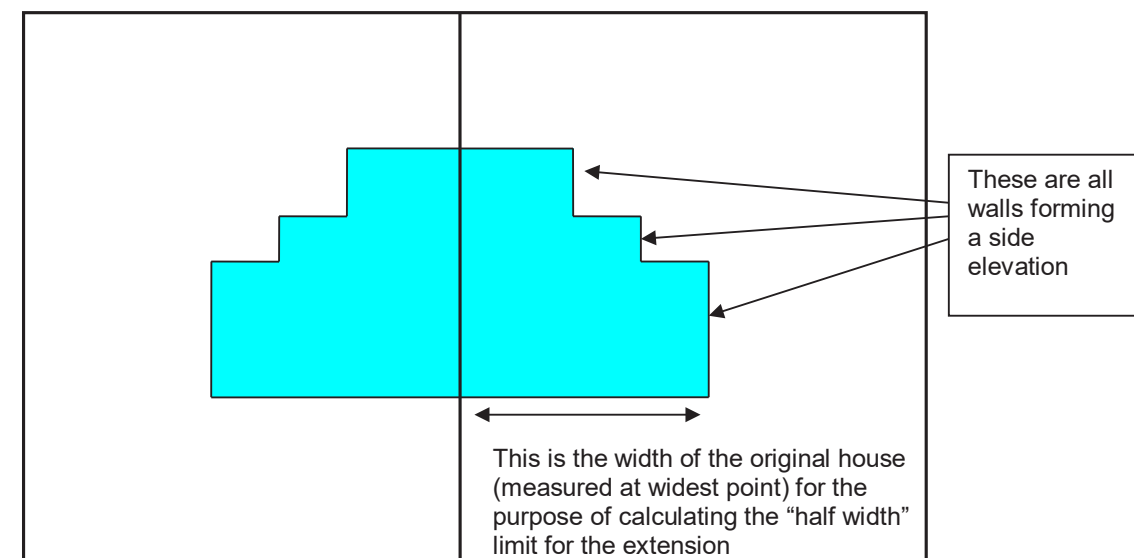
Guidance on measurement of height of eaves is covered under paragraph (d) above.

(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**

A wall forming a side elevation of a house will be any wall that cannot be identified as being a front wall or a rear wall. Houses will often have more than two side elevation walls.

For example:



Where an extension is beyond any side wall, the restrictions in (j) will apply. Any extension can only be a single storey, must be less than 4 metres in height and can

COMPARISON TO TECHNICAL GUIDANCE

Rear and side extensions

Where an extension fills the area between a side elevation and a rear wall, then the restrictions on extensions beyond rear walls and side walls will both apply (see also page 20). The extension must:

- (i) extend no more than 6 metres beyond the rear wall, or no more than 8 metres in the case of a detached house (or no more than 3 metres beyond the rear wall, or 4 metres for a detached house on article 2(3) land or sites of special scientific interest),
- (ii) be a single storey and must not exceed 4 metres in height;
- (iii) have a total width that does not exceed more than half the width of the house (measured at its widest point).

The proposals meet the tests set out with the 'rear and side extensions' paragraph by:

i) The side and rear proposals do not extend more than 4m from the rear wall (detached house).

ii) The proposals are a single storey and do not exceed 4m in height.

iii) The proposed side extension does not have a width more than half the width of the existing house. The proposed extensions do not touch, each other, nor does the side proposal attach to the rear of the exiting house. Therefore, the total width of the side extension is less than half the width of the original house as noted on the previous page.

not be more than half the width of the original house. The width of the original house should be calculated at its widest point.

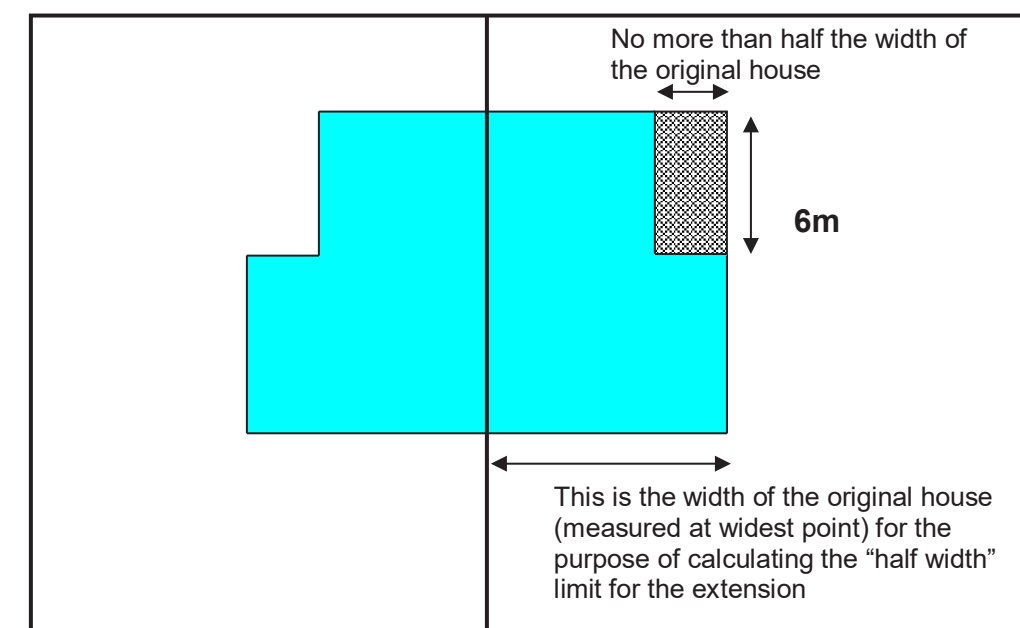
Under paragraph (ja) (see page 28) if the proposed extension is being joined to a previous enlargement, it will not be permitted development if the size of the total enlargement (being the proposed enlargement together with any previous enlargement) exceeds these limitations. For example, if a proposed extension of 3 metres in height is added to an existing extension which exceeds 4 metres in height, or if the proposed extension creates a total enlargement which has a width greater than half the width of the original dwellinghouse, it would not be permitted development.

Rear and side extensions

Where an extension fills the area between a side elevation and a rear wall, then the restrictions on extensions beyond rear walls and side walls will both apply (see also page 20). The extension must:

- (i) extend no more than 6 metres beyond the rear wall, or no more than 8 metres in the case of a detached house (or no more than 3 metres beyond the rear wall, or 4 metres for a detached house on article 2(3) land or sites of special scientific interest),
- (ii) be a single storey and must not exceed 4 metres in height;
- (iii) have a total width that does not exceed more than half the width of the house (measured at its widest point).

For example:

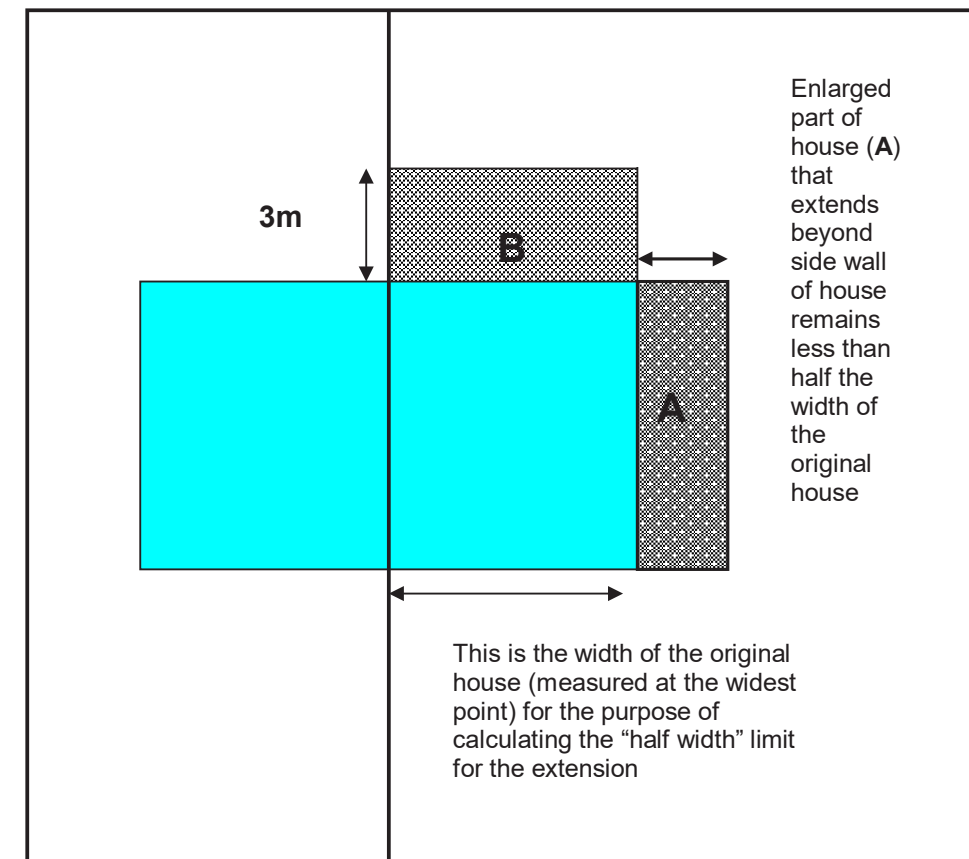


COMPARISON TO TECHNICAL GUIDANCE

A1.1 (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 illustrated within this document, careful consideration has been given to ensure both the side and rear extensions comply with the provisions through the technical guidance and, as illustrated, do not exceed the limits set out in sub-paragraphs (e) to (j).

The next example would be permitted development. The original side extension **A** extends beyond a side wall by no more than half the width of the original house and would be permitted development (subject to meeting the other rules that are relevant under Class A). If the rear extension **B** is added at a later date, it has no effect on the width of the side extension (as it does not join it).



(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);

Where the proposed extension is to be joined to an existing extension to the original house, whether that was built following a planning application or under permitted development rights, the total enlargement (being the proposed extension together with the previous extension) must meet the limits set out in (e) to (j) above (see examples on pages 18, 21 and 27).

COMPARISON TO TECHNICAL GUIDANCE

A.3 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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The proposed extension includes the following material approaches.

Roof

The proposed roof will be clad in clay roofing tiles to match the existing roof tiles with similar ridge and hip tiles.

Windows

Windows will be timber to match the existing house and painted in a similar colour.

Doors

Doors to the side and front elevation will be timber with some glazing. Similar in style to the existing doors.

The rear doors will be glazed patio doors similar to the existing ones.

Side Extension Walls

As indicated, the front and side the walls of the extension will be stone of similar appearance, geology, coursing and finishing to the existing house. Some of the existing stone will be reused to the front elevation of the proposals.

The existing house front and west side elevation are stone so this will match. Furthermore, as the west reaches the rear elevation the stone turns with quoins. The rear elevation and return will be brick to match the existing rear elevation. When viewed from the garden, the materials and their position will reflect those of the existing house.

Rear Extension Walls

The existing outshoot, rear elevation and east side elevation are constructed of brick.

It is proposed the rear only extension will reflect this material approach with brick to match the existing house.

Conditions

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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse**

The condition above is intended to ensure that any works to enlarge, alter or improve a house result in an appearance that minimises visual impact and is sympathetic to existing development. This means that the materials used should be of similar visual appearance to those in the existing house, but does not mean that they need to be the same materials.

For example:

- the external walls of an extension should be constructed of materials that provide a similar visual appearance - for example in terms of colour and style of brick used - to the materials used in existing house walls.
- a pitched roof on an extension should be clad in tiles that give a similar visual appearance to those used on the existing house roof. Again, colour and style will be important considerations; flat roofs will not normally have any visual impact and so, where this is the case, the need for materials of similar appearance should not apply.
- it may be appropriate to replace existing windows with new uPVC double-glazed windows or include them in an extension even if there are no such windows in the existing house. What is important is that they give a similar visual appearance to those in the existing house, for example in terms of their overall shape, and the colour and size of the frames.

The requirement for similar visual appearance does not apply to conservatories.

- 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**

This condition requires upper-floor windows in any part of the side of a house to be obscure glazed. Glazing to provide privacy is normally rated on a scale of 1-5, with 5 providing the most privacy. To be permitted development, side windows should be obscure glazed to minimum of level 3. Obscure glazing does not include one-way glass.

CONCLUSION

As illustrated within this document and on the proposed drawings, the proposed side and rear extensions compile with the standards set out within the GPDO 2015.

This has been demonstrated through the extensive comparison to the 'Permitted development rights for householders -Technical Guidance' published in September 2019 by the Ministry of Housing, Communities and Local Government.

On this basis we believe that a Lawful Development Certificate should be issued for the proposed extension to the existing house.