

DELEGATED DECISION REPORT

HPK/2026/0179
Valid 18/05/2026

1 BRIDGEFIELD
GLOSSOP

LAWFUL DEVELOPMENT
CERTIFICATE FOR A
PROPOSED ERECTION OF
DETACHED OUTBUILDING TO
BE USED AS HOME OFFICE
INCIDENTAL TO THE
DWELLING

(CERTIFICATE OF
LAWFULNESS - PROPOSED)

MAIN ISSUES

- Whether the proposal complies with all relevant parameters set out under Schedule 2, Part 1, Class E and Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

DESCRIPTION OF SITE

The application site comprises a two-storey semi-detached dwellinghouse located within the built-up area boundary for Glossop. The house has previously been extended at the side/rear and benefits some outbuildings within the curtilage. Together with its adjoining neighbour (1a Bridgefield), the house is set back from Bridgefield within a large garden, to the north Long Clough Brook runs around the south of the property, and small parts of the site are within flood risk zones 2/3 due to the proximity of the brook.

PROPOSAL

The application seeks a Certificate of Lawful Development for development described as “detached outbuilding”. The applicant contends that the proposed structure does not require planning permission by virtue of compliance with Schedule 2, Part 1, Class E of the GPDO.

OFFICER COMMENTS

The application relates to a residential dwelling that retains its permitted development rights. Schedule 2, Part 1, Class E of the GPDO permits buildings incidental to the enjoyment of a dwellings, as follows:

E.1 Development is not permitted by Class E if

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);**

The use of the buildings as a dwellinghouse has not been the subject of any change of use and thus the application is compliant with Paragraph E.1(a).

- (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)**

The main dwelling house sits on a large plot with some existing outbuildings however the total area of ground covered by buildings, enclosures and containers within the curtilage would NOT exceed 50% of the total area of the curtilage. Complies.

- (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse**

The building will be located to the east of the application site and away from the principle elevation.

- (d) The building would have more than a single storey**

The building is limited to a single storey

- (e) the height of the building, enclosure or container would exceed:**
(i) 4 metres in the case of a building with a dual-pitched roof,
(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
(iii) 3 metres in any other case

The proposed building would be position more than 2m from the boundary of the curtilage of the dwellinghouses and would measure 3.3m in height with a dual-pitched roof – Complies.

- (f) the height of the eaves of the building would exceed 2.5 metres**

Eaves height = 2.3m – Complies.

- (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building**

There are no listed building. Complies.

- (h) it would include the construction or provision of a verandah, balcony or raised platform**

These elements are not included – Complies.

(i) it relates to a dwelling or a microwave antenna

N/A

(j) the capacity of the container would exceed 3,500 litres

N/A

(k) The dwellinghouse is built under Part 20 of the Schedule.

The dwellinghouse has not been built under Part 20.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within:

(a) a World Heritage Site,

(b) a National Park,

(c) an area of outstanding natural beauty or

(d) the Broads

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

The dwelling house is not located within any of the above listed designations.

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse

The dwelling is not located on article 2(3) land – Complies.

CONCLUSION / PLANNING BALANCE

The proposed development complies with the criteria of permitted development as defined under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. It is therefore recommended that a Lawful Development Certificate for the proposed development is granted.

OFFICER RECOMMENDATION : Grant Certificate

Case Officer: Agatha Dutton

Recommendation Date: 21-07-2026

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council