

Supporting Statement

July 2026

Wynstay, Ridge Lane, Combs, High Peak SK23 9UU

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1.00 Introduction

This application seeks Prior approval for the enlargement of the property Wynstay by the construction of an additional storey to the existing single storey dwelling under permitted development rights (Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

This statement is submitted to support an application for prior approval that proposes the enlargement of Wynstay by construction of an additional storey, as granted by the General Permitted Development Order.

The property is located on Ridge Lane and is one of the numerous dwelling designs found on Ridge Lane.

The property is single storey with a blue slate hipped roof and is faced with natural stone and pebble dash render.

The property is owned and occupied by the applicant and the applicant's family. The proposal will provide the family with additional bedroom and living space.

This application seeks Prior Approval for an additional storey to the principal part of the existing dwelling by removing the existing roof structure and erecting a new roof structure 2.669m higher than the existing.

Drawings and documents submitted with the application are as follows:

Application Form
Supporting Statement
Drawing 101 - Existing Plans
Drawing 400 - Proposed Plans Upward Extension
1948 Map
1958 Map

2.00 Assessment of the Proposals under Class AA - Enlargement of a Dwellinghouse by Construction of Additional Storeys

The following sets out the conditions of the Class AA of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and how the proposal to complies with Class AA.

AA. The enlargement of a dwellinghouse consisting of the construction of—

(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or

(b) one additional storey, where the existing dwellinghouse consists of one storey,

immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.

Complies

The proposal is to add an additional storey immediately above the topmost storey of the existing dwellinghouse, with engineering operations reasonably necessary for the purpose of that construction in accordance with this condition.

AA.1. Development is not permitted by Class AA if—

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

Complies

The dwellinghouse was not granted for use as a dwellinghouse by virtue of the listed classes in accordance with the condition.

(b) the dwellinghouse is located on—

(i) article 2(3) land; or

(ii) a site of special scientific interest;

Complies

The dwellinghouse is not located on either type of land in accordance with this condition.

(c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

Complies

The dwellinghouse is understood to have been built in mid 1950s. It does not appear on a map from the National Library of Scotland published in 1948 but does on the

1958 map (extracts submitted) and as such it was built within the described period in accordance with the condition.

(d)the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;

Complies

The dwellinghouse has not been enlarged by an additional storey in accordance with the condition.

(e)following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

Complies

The development would not exceed 18m in accordance with the condition.

***(f)following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—
(i)3.5 metres, where the existing dwellinghouse consists of one storey; or
(ii)7 metres, where the existing dwellinghouse consists of more than one storey;***

Complies

The development would increase the height of the highest part of the roof of the existing dwellinghouse by 2.669m and is in accordance with the condition.

***(g)the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—
(i)in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or
(ii)in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;***

Complies

This condition not applicable as the dwellinghouse is detached

***(h)the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—
(i)3 metres; or
(ii)the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;***

Complies

The existing ceiling height of the principal part of the existing dwellinghouse is 2.4m and the proposed ceiling height of the additional storey is 2.4m in accordance with

the condition.

(i) any additional storey is constructed other than on the principal part of the dwellinghouse;

Complies

The additional storey is constructed on the principle part of the dwelling house only in accordance with this condition.

(j) the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or

Complies

No visible support structure on or attached to the exterior of the dwellinghouse is required in accordance with the condition.

(k) the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

Complies

No works outside of the curtilage of the dwellinghouse are required in accordance with the condition.

AA.2.—(1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows—

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Complies

The proposed external materials will be of a similar appearance to those of the existing dwellinghouse in accordance with the condition.

(b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

Complies

No window is proposed on the side elevation of the dwellinghouse in accordance with the condition.

(c) the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and

Complies

The proposed roof pitch is the same as the roof pitch of the principal part of existing

dwellinghouse in accordance with the condition.

(d) following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

Complies

The dwellinghouse will remain as a Class C3 use after completion in accordance with the condition.

(3) The conditions in this sub-paragraph are as follows—

(a) before beginning the development, the developer must apply to the local planning authority for prior approval as to—

Complies

This application seeks prior approval for the proposals.

(i) impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;

Complies

The height of the building would be increased by 2.669m but it would not project any further forward, rearward or sideward at first floor level.

The proposal comprises the addition of an extra storey to the existing dwelling, with no increase to the existing building footprint. The nearest adjoining residential properties are bungalows located approximately 4.1m to the southeast (and buffered by an attached garage) and 10.1m to the northwest.

The proposal will not give rise to unacceptable overlooking or loss of privacy. The adjoining dwellings do not contain side-facing habitable room windows, and the proposed first-floor accommodation is arranged so that principal habitable room windows face the front and rear elevations. There are no side facing windows at first floor.

The increase in height will not result in unacceptable loss of daylight to neighbouring occupiers. Given the separation distances between properties, together with the absence of side-facing windows, any reduction in light is expected to be limited and will not materially affect neighbouring residential amenity. As the proposal does not extend beyond the existing footprint of the dwelling, the potential for overshadowing is also reduced.

The proposal will not create an unacceptable sense of enclosure or overbearing impact. The additional storey is contained within the existing footprint and is separated from neighbouring dwellings by the margins detailed above. The development is therefore

considered to preserve the reasonable living conditions of adjoining occupiers and satisfies the amenity considerations required under Class AA prior approval.

(ii) the external appearance of the dwellinghouse, including the design and architectural features of—

(aa) the principal elevation of the dwellinghouse, and

(bb) any side elevation of the dwellinghouse that fronts a highway;

Complies

The existing principal elevation has a hipped blue slated roof, 2Nr bay windows and a front door which is central to the elevation.

The proposed principal elevation has a hipped blue slated roof, 2Nr first floor windows above the 2Nr bay windows and a single window above the front door which is central to the elevation. This results in a symmetrical and well designed addition to the property.

The proposed facing materials match the existing dwelling.

No side elevation fronts the Highway.

(iii) air traffic and defence asset impacts of the development; and

Complies

No air traffic or defence assets will be impacted by the proposal and as such it is considered to comply with this requirement.

(iv) whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State;

Complies

No protected views will be impacted by the proposal and as such it is considered to comply with this requirement.

(b) before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;

Complies

This will be fulfilled by the applicant after the grant of the Prior Approval application.

(c) the development must be completed within a period of 3 years starting with the date prior approval is granted;

Complies

This will be fulfilled by the applicant after the grant of the Prior Approval application.

***(d)the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion;
and***

Complies

This will be fulfilled by the applicant after the grant of the Prior Approval application.

(e)that notification must be in writing and include—

(i)the name of the developer;

(ii)the address of the dwellinghouse; and

(iii)the date of completion.

Complies

This will be fulfilled by the applicant after the grant of the Prior Approval application.

3.00 AA.3. Procedure for applications for prior approval

This supporting statement and the application form provide a written description of the proposed development, including details of any works proposed (AA.2.(3)(a));

The application drawings are drawn to an identified scale and shows the direction of North, indicating the site and showing the proposed development (AA.2.(3)(b));

The application drawings are drawn to an identified scale and show existing and proposed elevations of the dwellinghouse, and the position and dimensions of the proposed windows via the to scale drawings (AA.2.(3)(c));

The appropriate planning fee has been paid on submission (AA.2.(3)(c)).

4.00 Conclusions

This statement demonstrates that the proposed development complies with the criteria set out within Class AA, Class A, Part 1, Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In light of the above, we would urge the Local Authority to approve this application.