

DELEGATED DECISION REPORT

HPK/2026/0245
Valid 22/06/2026

11 VAUGHAN ROAD
WHALEY BRIDGE

**CERTIFICATE OF
LAWFULNESS FOR A
PROPOSED FRONT PORCH
AND REAR EXTENSION**

**(CERTIFICATE OF
LAWFULNESS - PROPOSED)**

MAIN ISSUES

- Whether the proposed extension complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
- Whether the proposed porch would comply with Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

DESCRIPTION OF SITE

The application site is located within the built-up area of Whaley Bridge, within the settled valley pastures landscape character area.

The property is a two-storey dwelling located within the middle of block of four terrace properties.

PROPOSAL

This application seeks a Section 192 (Proposed) Certificate of Lawfulness to determine whether the proposed single storey rear extension and front porch falls within the permissible requirements of the General Permitted Development Order.

Permitted Development Rights remain intact for this property.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

N/A.

OFFICER COMMENTS

Single Storey Rear Extension:

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

Permitted Development

Development under Class A permits the enlargement, improvement or other alteration of a dwellinghouse.

COMPLIES – The proposal is for the proposed enlargement of an existing dwelling.

Development Not Permitted

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 dwelling was not constructed pursuant to Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

(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 development does not exceed 50% or more 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 – The proposal is a single storey extension.

(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 – The proposal is a single storey extension.

(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 proposal is for a single storey rear extension.

(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, or 3 metres in the case of any other dwellinghouse, or

(ii)exceed 4 metres in height;

COMPLIES – The property is a mid-terrace, and the rear extension projects 3m from the rear elevation. The maximum height of the rear extension reaches approximately 3.838metres.

(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;

N/A.

(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, 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 extension would be within 2m of a boundary, although the eaves of the extension do not exceed 3m, being 2.4m.

(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;

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);

N/A – The proposed extension will not adjoin any previous enlargement.

(k)it would consist of or include—

(i)the construction or provision of a verandah, balcony or raised platform,

(ii)the installation, alteration or replacement of a microwave antenna,

(iii)the installation, alteration or replacement of a chimney, flue or soil and vent pipe,
or

(iv)an alteration to any part of the roof of the dwellinghouse; or

COMPLIES – No part of the development is considered to represent any feature specified in criteria i-iv.

Part of the proposal includes steps, measuring approximately 0.615m in height above ground level, leading from the rear elevation of the extension to the garden area.

Schedule 2, Part 1, Paragraph I defines “raised” in relation to a platform as meaning a platform with a height greater than 0.3metres.

Although the steps would exceed the 0.3m height limit specific, it is considered that the steps have a very limited surface area and are therefore not suitable for any

purpose other than access. On this basis it is considered that the steps would not constitute a platform in this instance.

(l)the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

N/A.

Criteria listed at section A.2.(a-d) is not of relevance to the proposal as the site is not located on article 2(3) land.

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

FOR COMPLIANCE – Natural stone is proposed for external elevations to match the existing house.

(b)any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must 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; and

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.

A.4. (1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

N/A – Point A.4 is not relevant to this proposal, as it details to procedure applicable for an application made for Prior Approval, which this application is not.

Porch:

Whether the proposed porch would comply with Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Permitted Development

Development under Class D permits the erection or construction of a porch outside any external door of a dwellinghouse.

COMPLIES – The porch would be constructed on the front of the property outside the existing front door.

Development Not Permitted

D.1. Development is not permitted by Class D 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 dwelling was not constructed pursuant to Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

(b) the ground area (measured externally) of the structure would exceed 3 square metres;

COMPLIES – Based on the details submitted, the porch would have an external floor area of 2.9988metres.

(c) any part of the structure would be more than 3 metres above ground level;

COMPLIES – The highest part of the structure would not exceed 3metres above ground level.

(d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway; or

COMPLIES – The porch would be located more than 2metres away from the highway boundary.

(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

N/A.

CONCLUSION / PLANNING BALANCE

The proposed front porch and rear extension as described in the submitted information is deemed Permitted Development providing that the development is carried out in accordance with the requirements and conditions as set out within

- Paragraph A.3 under Schedule 2, Part 1, Class A 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: Alex Bonser

Recommendation Date: 17/08/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council