

DELEGATED DECISION REPORT

HNT/2026/0008
Valid 24/07/2026

WYNSTAY RIDGE LANE
COMBS

APPLICATION FOR PRIOR
APPROVAL OF A PROPOSED:
ENLARGEMENT OF A
DWELLINGHOUSE BY
CONSTRUCTION OF
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.
CURRENT HEIGHT OF
DWELLINGHOUSE 4.77M,
HEIGHT AFTER ADDITIONAL
STOREY ADDED 7.44M

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site comprises a large detached bungalow located on Ridge Lane, Combs. The property benefits from a large rear garden and a hardstanding area to the front, which provides off-street vehicular parking.

PROPOSAL

This application seeks Prior Approval for 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)).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No history

CONSULTATIONS

Publicity

N/A

Public Comments

One comment of support received.

OFFICER COMMENTS

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.

Development not permitted

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

(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 article 2(3) land or a site of special scientific interest

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

Complies

(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 dwelling is a single storey.

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

Complies – The dwellinghouse would have a maximum height of 7.4m

(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 existing dwellinghouse is single storey, measuring 4.7m in height. The addition of the second storey would add an additional 2.6m

(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;

N/A – The property 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

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

Complies - The additional storey is constructed over the principle part of the dwellinghouse only.

(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

(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

Conditions 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 submitted drawings indicate the use of blue slate, stone, and render, which are materials that reflect those used in the construction of the original dwellinghouse.

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

Complies

(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

(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 property would remain a dwellinghouse (Class C3)

(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—

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

Complies - The nearest neighbouring residential properties are bungalows situated approximately 4m to the south-east and 10m to the north-west. No side-facing first-floor windows are proposed and the adjoining dwellings do not contain side-facing habitable room windows. As such, the development would not give rise to unacceptable overlooking or loss of privacy. Due to the proposal not extending beyond the footprint of the existing dwelling it is unlikely that the development would result in an unacceptable loss of daylight or sunlight to neighbouring occupiers.

- (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;

Does Not Comply –

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

Policy DP3 (NPPF 2026): Key principles for well-designed places:

1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

Policy HE9: Conservation areas

1. Development proposals within or affecting the significance of conservation areas should:
 - a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and
 - b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

Along Ridge Lane is a row of bungalows, with the exception of New Brook House, which is a 1.5 storey chalet-style dwelling located to the south-east of the application site. This property is located at the end of the row of bungalows and is not highly visible as it is moderately screen by boundary hedging and trees to the west. The properties within this row do not exhibit a uniform architectural style overall as roof forms vary between hipped and gabled designs, and there is also variation in the external materials used, including stone and render finishes. However there is uniformity in the bungalow level of the properties.

The proposal would increase the overall height of the dwelling, and in particular the principal elevation by 2.6m. When taking into account the pattern of development along Ridge Lane, it is considered that the proposed additional height of the principal elevation would appear incongruous within the street scene and would disrupt the established character of the area to a detrimental degree.

Additionally the site borders the Combs Conservation Area where extra consideration is given to the character and appearance of developments and their possible effect upon the conservation area. The principal elevation of the dwelling is considered acceptable regarding materials. However when viewed in context of the surrounding dwellings the proposed addition of a full second storey would result in a building that is noticeably taller and bulkier than neighbouring properties. As a consequence, the dwelling and its front elevation would appear visually prominent and incongruous within the established pattern of development, resulting in an over-

dominant form of development that would be out of keeping with the character and appearance of the street scene and would adversely affect the setting of the conservation area.

The proposals when viewed from the front elevation would be contrary to policy EQ6 of the high peak local plan, and policies DP3 and HE9 of the NPPF 2026.

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

Complies

(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

(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 – The applicant has confirmed this within the submitted supporting statement.

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

Complies – The applicant has confirmed this within the submitted supporting statement.

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

Complies – The applicant has confirmed this within the submitted supporting statement.

(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 – The applicant has confirmed this within the submitted supporting statement.

CONCLUSION / PLANNING BALANCE

The application fails to satisfy the requirements of Schedule 2, Part 1, Class AA.3(a)(ii)(aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, prior approval is refused.

OFFICER RECOMMENDATION : Prior Approval is Required and Refused

Case Officer: Agatha Dutton

Recommendation Date: 03/09/2026

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council