

08 August 2026

116PL_LDC_ComplianceSchedule_20260812

116 Pikes Lane, Glossop, SK13 8EH

LAWFUL DEVELOPMENT CERTIFICATE COMPLIANCE SCHEDULE

Contents

1. Introduction
2. Planning Status Schedule
3. GPDO Compliance Schedule
4. Supporting Assessment
5. Conclusion

1. Introduction

1.1 Purpose

This report has been prepared in support of an application for a Lawful Development Certificate (Proposed) relating to 116 Pikes Lane, Glossop.

Its purpose is to demonstrate that the proposed development constitutes Permitted Development under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the GPDO") and is therefore lawful.

The report identifies the relevant legislative provisions, assesses the proposals against the applicable GPDO criteria and cross-references the accompanying drawings and supporting information where appropriate.

1.2 The Property

116 Pikes Lane is an existing end-terrace dwellinghouse currently in lawful residential use (Use Class C3).

The property benefits from Permitted Development rights, with no planning history identified that would remove or restrict those rights.

1.3 Proposed Development

The proposals comprise:

- Internal alterations and refurbishment.
- Single-storey rear extension.
- Reconfigured internal layout.
- Associated replacement and new window openings where permitted.
- Removal of the redundant rear chimney stack.
- Associated external alterations necessary to facilitate the above works.

1.4 Scope of Assessment

This report considers the proposals against the relevant provisions of the GPDO, including:

- Schedule 2, Part 1, Class A (enlargement, improvement or alteration of a dwellinghouse).
- Schedule 2, Part 1, Class G (chimneys, flues and soil and vent pipes), where applicable.

The report has been structured to assess each relevant legislative requirement individually, demonstrating how the proposals comply with the GPDO before drawing an overall conclusion on lawfulness, and should be read alongside the accompanying drawings and supporting information submitted as part of the application.

2. Planning Status Schedule

Item	Assessment	Status	Evidence
Property Address	116 Pikes Lane, Glossop, SK13 8EH	Site Survey	✓
Property Type	Existing end-terrace dwellinghouse	Site Survey	✓
Existing Use	Class C3 Residential	Existing Use	✓
Applicant	Red Seven Property Group Ltd	Client	✓
Local Planning Authority	High Peak Borough Council	N/A	✓
Planning History	No planning permissions or Article 4 Directions have been identified that remove or restrict permitted development rights.	HPBC Planning Search	✓
Permitted Development Rights	Appear to remain intact	Planning History Review	✓
Conservation Area	No	HPBC Mapping	✓
Listed Building	No	Historic England / HPBC	✓
Article 4 Direction	None identified	HPBC Mapping	✓
Existing Curtilage	Established	Site Survey / Title Information	✓
Flood Zone	Not located in a flood zone	Gov.uk flood map for planning	✓
Trees / TPO	None affecting proposals (if applicable)	HPBC Mapping	✓
Proposed Consent Route	Lawful Development Certificate	Lawful Development Certificate (Proposed)	✓

3. GPDO Compliance Schedule

GPDO Reference	GPDO Requirement	Project Assessment	Supporting Evidence	Assessment Ref.	Status
Schedule 2 Part 1 Class A – Enlargement, Improvement or Other Alteration of a Dwellinghouse					
A.1(a)	Existing dwelling not created under Classes M, N, P or Q	Existing lawful C3 dwelling	Planning History Review	4.2.1	✓
A.1(b)	Buildings within curtilage not to exceed 50% of curtilage (excluding original dwelling)	Curtilage calculations demonstrate compliance	116PL-FIG-XX-XX-DR-A-01001-S2-P2_Existing&ProposedSitePlan	4.2.2	✓
A.1(c)	Extension not higher than highest part of existing roof	Proposed single-storey extension below existing ridge	116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations	4.2.3	✓
A.1(d)	Eaves not higher than existing eaves	Proposed eaves below existing eaves	116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations	4.2.4	✓
A.1(e)	Extension not beyond principal elevation or highway-facing side elevation	Rear extension only	116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans	4.2.5	✓
A.1(f)	Single-storey rear extension limits (projection and height)	Approx. 2.5 m rear projection; height within PD limits	116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations	4.2.6	✓
A.1(g)	Larger Home Extension provisions	Not applicable	N/A	4.2.7	N/A
A.1(h)	Two-storey rear extension limitations	Not applicable	N/A	4.2.8	N/A
A.1(i)	Eaves within 2 m of boundary not to exceed 3 m	Proposed eaves height 2.85m, within the 3.0m limitation.	116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations	4.2.9	✓
A.1(j)	Side extension limitations	Not applicable	116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans	4.2.10	N/A
A.1(k)	Verandas, balconies, roof alterations, chimneys etc.	No prohibited development proposed under Class A	116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans	4.2.11	✓
A.2(a)	On Article 2(3) land, no external cladding in specified materials	Site is not Article 2(3) land	116PL-FIG-XX-XX-DR-A-01001-S2-P2_Existing&ProposedSitePlan	4.2.12	N/A
A.2(b)	On Article 2(3) land, no side extensions	Site is not Article 2(3) land	116PL-FIG-XX-XX-DR-A-01001-S2-P2_Existing&ProposedSitePlan	4.2.13	N/A
A.2(c)	On Article 2(3) land, no two-storey rear extensions	Site is not Article 2(3) land	116PL-FIG-XX-XX-DR-A-01001-S2-P2_Existing&ProposedSitePlan	4.2.14	N/A
A.3(a)	External materials to be of similar appearance	Stone-faced external walls proposed, to be of a similar appearance to the existing dwellinghouse.	116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations	4.2.15	✓

GPDO Reference	GPDO Requirement	Project Assessment	Supporting Evidence	Assessment Ref.	Status
A.3(b)	Upper-floor side windows to be obscure glazed and restricted opening	No applicable upper-floor side windows proposed	116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations	4.2.16	N/A
A.3(c)	Roof pitch of two-storey extension to match existing where practicable	No two-storey extension proposed	116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations	4.2.17	N/A
Schedule 2 Part 1 Class G – Chimneys, Flues and Soil & Vent Pipes					
Class G	Chimney alteration / removal	Existing rear chimney removed	116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations	4.2.18	✓

4. Supporting Assessment

4.1 Schedule 2 Part 1 Class A – Permitted Development Rights

Part 1 – Development within the Curtilage of a Dwellinghouse

This assessment considers the proposed development against the relevant provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the GPDO").

4.2 Class A – Enlargement, Improvement or Other Alteration of a Dwellinghouse

Permitted Development

Class A. The enlargement, improvement or other alteration of a dwellinghouse.

4.2.1 A.1(a) – Existing dwelling not created under Classes M, N, P, PA or Q

GPDO Requirement

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).

Project Assessment

The application property comprises an existing end-terrace dwellinghouse in lawful Use Class C3. A review of the available planning history confirms that the dwellinghouse has not been created through the exercise of permitted development rights under Classes M, N, P or Q of Part 3 of Schedule 2 to the GPDO and therefore falls within the scope of development to which Class A applies.

Supporting Evidence

- Planning History Review.
- 116PL-FIG-XX-XX-DR-A-00001-S2-P2_SiteLocationPlan
- 116PL-FIG-XX-XX-DR-A-02001-S2-P2_ExistingFloorPlans

Compliance

Complies. The existing dwellinghouse is eligible for assessment under Schedule 2, Part 1, Class A of the GPDO.

4.2.2 A.1(b) – Buildings within the curtilage not exceeding 50% of the original dwellinghouse curtilage

GPD0 Requirement

Development is not permitted by Class A if 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).

Project Assessment

The residential curtilage has been identified on the accompanying Existing and Proposed Site Plans. The proposed single-storey rear extension has a footprint of approximately 8 m², which remains comfortably below the maximum permitted ground coverage of 18 m² (50% of the residential curtilage excluding the footprint of the original dwellinghouse). The proposal therefore complies with the requirements of paragraph A.1(b).

Description	Area (m ²)
Residential curtilage (excluding original dwelling)	36.0
Maximum area permitted under A.1(b) (50%)	18.0
Proposed extension footprint	8.0
Result	Complies

Supporting Evidence

- 116PL-FIG-XX-XX-DR-A-01001-S2-P2_Existing&ProposedSitePlan
- 116PL-FIG-XX-XX-DR-A-02001-S2-P2_ExistingFloorPlans
- 116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans

Compliance

Complies. The cumulative ground coverage of buildings within the curtilage does not exceed 50% of the total curtilage area, excluding the footprint of the original dwellinghouse.

4.2.3 A.1(c) – Extension not exceeding the height of the existing roof

GPD0 Requirement

Development is not permitted by Class A if 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.

Project Assessment

The proposal comprises a single-storey rear extension positioned beneath the existing rear roof slope. The proposed extension has been designed with a lean-to roof, the highest point of which remains substantially below the ridge line of the existing dwellinghouse. Accordingly, the proposed development does not exceed the height of the highest part of the existing roof.

Supporting Evidence

- 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations
- 116PL-FIG-XX-XX-DR-A-02001-S2-P2_ExistingFloorPlans
- 116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans

Compliance

Complies. The proposed extension does not exceed the height of the highest part of the existing dwellinghouse roof.

4.2.4 A.1(d) – Extension eaves not exceeding the height of the existing eaves

GPD0 Requirement

Development is not permitted by Class A if 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.

Project Assessment

The proposed single-storey rear extension has been designed with eaves positioned below the existing eaves of the dwellinghouse. As demonstrated on the accompanying proposed elevations, the extension eaves do not exceed the height of the existing dwellinghouse eaves and therefore satisfy the limitations of paragraph A.1(d).

Supporting Evidence

- 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations

Compliance

Complies. The proposed extension eaves do not exceed the height of the existing dwellinghouse eaves.

4.2.5 A.1(e) – Extension not extending beyond a principal elevation fronting a highway

GPD0 Requirement

Development is not permitted by Class A if the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; and

(ii) fronts a highway.

Project Assessment

The proposed development comprises a single-storey rear extension located wholly to the rear of the existing dwellinghouse. The extension does not project beyond the principal elevation or any side elevation fronting a highway and remains entirely within the rear curtilage. The proposal therefore satisfies the limitations of paragraph A.1(e).

Supporting Evidence

- 116PL-FIG-XX-XX-DR-A-01001-S2-P2_Existing&ProposedSitePlan
- 116PL-FIG-XX-XX-DR-A-02001-S2-P2_ExistingFloorPlans
- 116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans

Compliance

Complies. The proposed extension does not extend beyond a wall forming the principal elevation of the original dwellinghouse that fronts a highway.

4.2.6 A.1(f) – Single-storey rear extension dimensional limitations

GPD0 Requirement

Development is not permitted by Class A if—

(i) in the case of a dwellinghouse which is not detached, the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse by more than 3 metres;

(ii) in the case of a detached dwellinghouse, the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse by more than 4 metres;

(iii) the enlarged part of the dwellinghouse has more than a single storey;

(iv) the height of the enlarged part of the dwellinghouse exceeds 4 metres;

(v) the height of the eaves of the enlarged part of the dwellinghouse exceeds 3 metres;

(vi) the enlarged part of the dwellinghouse would, within 2 metres of the boundary of the curtilage of the dwellinghouse, exceed 3 metres in height.

Project Assessment

The proposed development comprises a single-storey rear extension to an existing end-terrace dwellinghouse. The extension projects approximately 2.5 metres beyond the rear wall of the original dwellinghouse, remaining within the maximum 3-metre projection permitted for a dwellinghouse that is not detached. The extension has a single storey only, with an overall height not exceeding 4 metres. The eaves height does not exceed 3 metres, including where located within 2 metres of the side boundary. Accordingly, the proposal satisfies all dimensional limitations prescribed by paragraph A.1(f).

Supporting Evidence

- 116PL-FIG-XX-XX-DR-A-02001-S2-P2_ExistingFloorPlans
- 116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans
- 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations

Compliance

Complies. The proposed extension satisfies all dimensional limitations applicable to a single-storey rear extension under paragraph A.1(f).

4.2.7 A.1(g) – Larger Home Extension Neighbour Consultation Scheme

GPDO Requirement

Development is not permitted by Class A if the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse by more than 3 metres (or 4 metres in the case of a detached dwellinghouse) unless the conditions set out in paragraphs A.4 to A.6 are satisfied.

Project Assessment

The proposed single-storey rear extension projects approximately 2.5 metres beyond the rear wall of the original dwellinghouse. As the proposal does not exceed the standard permitted development rear projection limit of 3 metres applicable to a dwellinghouse that is not detached, it does not constitute a Larger Home Extension. Consequently, the neighbour consultation scheme and associated prior approval provisions set out in paragraphs A.4 to A.6 are not applicable.

Supporting Evidence

- 116PL-FIG-XX-XX-DR-A-02001-S2-P2_ExistingFloorPlans
- 116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans
- 116PL-FIG-XX-XX-DR-A-01001-S2-P2_Existing&ProposedSitePlan

Compliance

Not Applicable. The proposed rear extension does not exceed the standard permitted development rear projection limits and therefore does not rely on the Larger Home Extension provisions.

4.2.8 A.1(h) – Two-storey rear extension limitations

GPDO Requirement

Development is not permitted by Class A if the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse by more than one storey and—

(i) extends beyond the rear wall of the original dwellinghouse by more than 3 metres;

(ii) is within 7 metres of any boundary opposite the rear wall of the dwellinghouse; or

(iii) would have eaves or a roof exceeding the height limits prescribed by paragraph A.1(h).

Project Assessment

The proposed development comprises a single-storey rear extension only. No first-floor accommodation or two-storey extension is proposed. Accordingly, the limitations relating to two-storey rear extensions are not applicable to the proposed development.

Supporting Evidence

- 116PL-FIG-XX-XX-DR-A-02001-S2-P2_ExistingFloorPlans
- 116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans
- 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations

Compliance

Not Applicable. The proposal does not include a two-storey rear extension and therefore paragraph A.1(h) does not apply.

4.2.9 A.1(i) – Eaves height within 2 metres of the boundary

GPDO Requirement

Development is not permitted by Class A if the enlarged part of the dwellinghouse would have eaves that, within 2 metres of the boundary of the curtilage of the dwellinghouse, exceed 3 metres in height.

Project Assessment

The proposed single-storey rear extension is positioned adjacent to the side boundary of the property. The proposed eaves height has been designed not to exceed 3 metres where located within 2 metres of the boundary, thereby satisfying the limitations of paragraph A.1(i).

Supporting Evidence

- 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations
- 116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans

Compliance

Complies. The proposed extension eaves do not exceed 3 metres in height where situated within 2 metres of the curtilage boundary.

4.2.10 A.1(j) – Side extension limitations

GPDO Requirement

Development is not permitted by Class A if the enlarged part of the dwellinghouse would extend beyond a side wall forming part of the original dwellinghouse and would—

(i) exceed one storey in height;

(ii) have a width greater than half the width of the original dwellinghouse; or

(iii) in the case of a dwellinghouse on Article 2(3) land, be situated on land between a side elevation of the dwellinghouse and the boundary of the curtilage.

Project Assessment

The proposed development comprises a single-storey rear extension only. No side extension is proposed beyond the side wall of the original dwellinghouse. Accordingly, the limitations relating to side extensions are not applicable to the proposed development.

Supporting Evidence

- 116PL-FIG-XX-XX-DR-A-02001-S2-P2_ExistingFloorPlans

- 116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans
- 116PL-FIG-XX-XX-DR-A-01001-S2-P2_Existing&ProposedSitePlan
- 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations

Compliance

Not Applicable. The proposal does not include a side extension and therefore paragraph A.1(j) does not apply.

4.2.11 A.1(k) – Verandas, balconies, raised platforms, chimneys, flues, soil and vent pipes, and microwave antenna

GPDO Requirement

Development is not permitted by Class A if it consists of or includes—

(i) the construction or provision of a veranda, 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.

Project Assessment

The proposed development does not include the construction of a veranda, balcony or raised platform, the installation or replacement of a microwave antenna, or any alteration to the roof of the existing dwellinghouse. The proposed removal of the existing rear chimney is assessed separately under Class G of Schedule 2, Part 1 of the GPDO.

Supporting Evidence

- 116PL-FIG-XX-XX-DR-A-02001-S2-P2_ExistingFloorPlans
- 116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans
- 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations
- 116PL-FIG-XX-XX-DR-A-03002-S2-P2_Existing&ProposedRoofPlan

Compliance

Complies. The proposed development does not include any form of development prohibited under paragraph A.1(k). The proposed chimney alterations are assessed separately under Class G.

4.2.12 A.2(a) – External wall cladding on Article 2(3) land

GPDO Requirement

Development is not permitted by Class A if it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles, where the dwellinghouse is on Article 2(3) land.

Project Assessment

The application property is not located within Article 2(3) land. Accordingly, the restrictions relating to the external cladding of a dwellinghouse on Article 2(3) land do not apply to the proposed development.

Supporting Evidence

- Planning Status Schedule.
- 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations

Compliance

Not Applicable. The application property is not situated on Article 2(3) land and therefore paragraph A.2(a) does not apply.

4.2.13 A.2(b) – Side extension on Article 2(3) land

GPDO Requirement

Development is not permitted by Class A if the enlarged part of the dwellinghouse would extend beyond a side wall of the original dwellinghouse where the dwellinghouse is on Article 2(3) land.

Project Assessment

The application property is not located within Article 2(3) land. Furthermore, the proposed development comprises a single-storey rear extension only and does not include an extension beyond the side wall of the original dwellinghouse. Accordingly, the restrictions set out in paragraph A.2(b) do not apply.

Supporting Evidence

- Planning Status Schedule.
- 116PL-FIG-XX-XX-DR-A-02001-S2-P2_ExistingFloorPlans
- 116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans
- 116PL-FIG-XX-XX-DR-A-01001-S2-P2_Existing&ProposedSitePlan

Compliance

Not Applicable. The application property is not situated on Article 2(3) land and the proposal does not include a side extension. Accordingly, paragraph A.2(b) does not apply.

4.2.14 A.2(c) – Two-storey rear extension on Article 2(3) land

GPDO Requirement

Development is not permitted by Class A if the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse where the dwellinghouse is on Article 2(3) land.

Project Assessment

The application property is not located within Article 2(3) land. Furthermore, the proposed development comprises a single-storey rear extension only and does not include a two-storey rear extension. Accordingly, the restrictions set out in paragraph A.2(c) do not apply.

Supporting Evidence

- Planning Status Schedule.
- 116PL-FIG-XX-XX-DR-A-02001-S2-P2_ExistingFloorPlans
- 116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans
- 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations

Compliance

Not Applicable. The application property is not situated on Article 2(3) land and the proposal does not include a two-storey rear extension. Accordingly, paragraph A.2(c) does not apply.

4.2.15 A.3(a) – Materials to be of a similar appearance to the existing dwelling

GPDO Requirement

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.

Project Assessment

The proposed single-storey rear extension is shown with stone-faced external walls, as illustrated on the accompanying proposed elevations. The proposed stonework will be selected to be of a similar appearance to that of the existing dwellinghouse. Accordingly, the proposal is considered to satisfy the requirements of paragraph A.3(a) of the GPDO.

Supporting Evidence

- 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations

Compliance

Complies. The proposed external materials are considered to be of a similar appearance to those of the existing dwellinghouse and therefore satisfy the requirements of paragraph A.3(a) of the GPDO.

4.2.16 A.3(b) – Upper-floor side windows to be obscure-glazed and non-opening

GPDO Requirement

Any window inserted on 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.

Project Assessment

No new upper-floor windows are proposed within a side elevation of the dwellinghouse. Accordingly, the requirements relating to obscure glazing and restricted opening do not apply to the proposed development.

Supporting Evidence

- 116PL-FIG-XX-XX-DR-A-02001-S2-P2_ExistingFloorPlans
- 116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans
- 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations

Compliance

Not Applicable. The proposal does not include the insertion of any upper-floor side windows and therefore paragraph A.3(b) does not apply.

4.2.17 A.3(c) – Roof pitch to match the existing dwellinghouse

GPDO Requirement

Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Project Assessment

The proposed development comprises a single-storey rear extension only. Accordingly, the requirement for the roof pitch of a multi-storey extension to match that of the original dwellinghouse is not applicable.

Supporting Evidence

- 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations

- 116PL-FIG-XX-XX-DR-A-03002-S2-P2_Existing&ProposedRoofPlan

Compliance

Not Applicable. The proposal does not include an enlarged part of the dwellinghouse having more than a single storey and therefore paragraph A.3(c) does not apply.

4.2.18 Class G – Chimneys, Flues, Soil and Vent Pipes

GPDO Requirement

The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse is permitted by Class G, subject to the limitations and conditions set out within the GPDO.

Project Assessment

The proposed development includes the removal of an existing redundant rear chimney stack serving the original rear kitchen. No replacement chimney, flue or soil and vent pipe is proposed as part of the development. The works comprise the removal of an existing external feature only and do not introduce any new structure exceeding the limitations prescribed by Class G. The proposed chimney removal is therefore considered to fall within the scope of permitted development under Schedule 2, Part 1, Class G of the GPDO.

Supporting Evidence

- 116PL-FIG-XX-XX-DR-A-03001-S2-P2_Existing&ProposedElevations
- 116PL-FIG-XX-XX-DR-A-03002-S2-P2_Existing&ProposedRoofPlan
- 116PL-FIG-XX-XX-DR-A-02001-S2-P2_ExistingFloorPlans
- 116PL-FIG-XX-XX-DR-A-02002-S2-P2_ProposedGAFloorPlans

Compliance

Complies. The proposed removal of the existing rear chimney stack is considered to constitute permitted development under Schedule 2, Part 1, Class G of the GPDO.

5. Conclusion

This assessment has considered the proposed development against the relevant provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The assessment demonstrates that the proposed development satisfies the applicable limitations and conditions of Class A (Enlargement, Improvement or Other Alteration of a Dwellinghouse) and Class G (Chimneys, Flues and Soil and Vent Pipes). The proposals comprise a modest single-storey rear extension together with associated internal and external alterations, all of which are considered to fall within the scope of permitted development.

The accompanying drawing package has been prepared to demonstrate compliance with the relevant GPDO provisions and should be read in conjunction with this assessment.

It is therefore respectfully submitted that the proposed development constitutes Permitted Development and that High Peak Borough Council is requested to issue a Lawful Development Certificate (Proposed) confirming the lawfulness of the development described within this submission.