

General Permitted Development Order 2015, Schedule 2, Part 1, Class A (As amended)

Larger home extension for The Beeches, Castle Hill Road, Bury BL9 6UN

Planning statement



October 2025

Prepared by Hartley Planning and Development Associates Ltd

SITE AND SURROUNDING AREA

The Beeches is a semi-detached dwelling at the above address and with its front elevation facing Caste Hill Road.

PROPOSAL

The proposed larger house extension is for a rear addition which extends from the wall of the original dwelling by 6 metres, all contained within the rear amenity space to the dwelling.

The application is submitted under the terms of the Article 3(1) and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). .

As such:-

SCHEDULE 2 PART 1 Development within the curtilage of a dwellinghouse <i>Class A – enlargement, improvement or other alteration of a dwellinghouse</i>	
Permitted Development <i>A. The enlargement, improvement or other alteration of a dwellinghouse.</i>	
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 M, N, P or Q of Part 3 of this Schedule (changes of use);	The property has not been granted by any of classes M, N, P or Q of Part 3 of the GPDO
(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);	The proposed extension would not cover more than 50% 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;	The proposed extension would not exceed the height of the existing dwelling.
(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;	The eaves of the proposed extension would not exceed the height of the eaves of the existing house.

(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;	The proposed extension would be attached to the rear elevation of the application property. It would not front a highway.
(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;	See below
(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;	The extension does not exceed 4m in height (being 3.15 to the top of the lantern) and would not lead to a single storey projection exceeding 6m from the original rear wall of the building.
(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 opposite the rear wall of the dwellinghouse;	The proposed development is single storey
(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;	The extension would not be within 2 metres of the boundary of the curtilage of the dwellinghouse, (being 2.5m away), but in any event, the height of the eaves at 2.75m, would not exceed 3m.
(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; or	It will not extend beyond a wall forming a side elevation and the conditions relating to this.

(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	The proposed extension does not include the provision of a veranda, balcony or raised platform, chimney, flue or soil and vent pipe or alteration to microwave antenna.(Though other parts of the GPDO grant alterations to flues)
(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses (Demolition of buildings and construction of new dwellinghouses in their place)	N/A
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;	Proposed materials are of similar appearance Natural stone and white painted walls
(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, 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).	
(2) Before beginning the development the developer must provide the following information to the local planning authority— (a) a written description of the proposed development including— (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse; (ii) the maximum height of the enlarged part of the dwellinghouse; and (iii) the height of the eaves of the enlarged part of the dwellinghouse; (b) a plan indicating the site and showing the	This Planning statement and application forms include :- A written description of the proposed development including how far it extends beyond the rear wall of the original house, the maximum height of the proposed extension, the height of the eaves. A plan of the proposed extension is included

proposed development; (c) the addresses of any adjoining premises; (d) the developer's contact address; and (e) the developer's email address if the developer is content to receive communications electronically.	<u>The addresses of adjoining premises are included on the application forms</u> The developer's contact and email address is via the agent:- 01706 218200 js.hartley@outlook.com
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Results of neighbour consultations

The applicant has discussed the proposed development with his immediate neighbour and an objection is not anticipated.

Should any such objection be received then the LPA has to come to a view on the merits of such objection(s) before making a decision on the application. Should such circumstances arise, then the proposed development, by its limited size and height, its rural and somewhat isolated location, hardly visible from the public domain, would not be harmful to the character and appearance of the area or to residential amenities in terms of outlook or overlooking,