**DELEGATED DECISION REPORT**

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| **HNT/2019/0006**<br>**Valid 16/05/2019** | **49 CHAPEL STREET**<br>**FORSBROOK** | **PROPOSED SINGLE STOREY REAR EXTENSION EXTENDING BEYOND THE REAR WALL OF THE DWELLING MEASURED EXTERNALLY 3.77M MAXIMUM HEIGHT MEASURED FROM NATURAL GROUND LEVEL 3.48M MAXIMUM HEIGHT AT EVES MEASURED EXTERNALLY FROM NATURAL GROUND LEVEL 2.38M**<br><br>**(HOUSEHOLDER NOTIFICATION APPLICATION)** |

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**MAIN ISSUES**

- Compliance with the GDPO (2015)

**DESCRIPTION OF SITE**

The proposed site is comprised of a semi-detached dwelling and its associated curtilage, located in the Forsbrook ward. Surrounding dwellings are the same type of build, comprising of red brick and concrete pantile, encapsulating a significant character of the area. It is located within the Blythe Bridge and Forsbrook Village Development Boundary and is not within a conservation area. The rear elevation is currently characterised by an existing small single storey extension.

**PROPOSAL**

The proposed development is a single storey rear extension. It is described to project 2.14 metres further from the existing rear extension and will have a maximum height measured from natural ground level of 3.48 metres. The maximum height at eaves level measured externally from the natural ground level is 2.38 metres. Materials used in the construction of the proposed extension include red brick and concrete roof tiles, to match with the existing materials of the dwelling. The overall depth of the existing extension and proposed extension would be 3.77m, when measured from the original rear wall.

## RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

GDPO (2015) Schedule 2 Part 1 Class A

## SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0168 – Proposed single storey rear extension. Withdrawn.

## CONSULTATIONS

### Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 29/06/2019

### Public Comments

Neighbours have been notified in accordance with the procedure outlined within the GDPO. No neighbour comments have been received.

### Town / Parish Comments

Forsbrook Parish Council objects to the application as they feel that it would be an overdevelopment in the area.

## OFFICER COMMENTS

In conformity with the rules stated within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the proposed Rear extension to the dwellinghouse adheres to the criteria stated by the documentation. Schedule 2, Part 1, Class A of the GDPO sets out criteria to enable the classification of whether a householder development is permitted.

Schedule 2, Part 1, Class A.1 (a) states that development is not permitted if the use of a dwellinghouse as a dwellinghouse changes. The rear extension will be solely used as part of the living space of the residents to fully maintain its status as a dwelling, thus making it permitted development.

In accordance with Class A.1 (b) of the GDPO, the ground coverage of the building combined with the addition of the rear extension would not exceed 50% of the total curtilage of the dwellinghouse.

Class A.1 (c) and (d) affirm that the height of the roof and eaves of the extension cannot exceed beyond the height of the existing dwellinghouse; otherwise the

development is not permitted. As the rear extension is only a single storey, the height of the roof or the eaves would exceed the roof of the existing dwellinghouse.

As the extension would not be constructed on the principal elevation of the dwelling, nor would it front the highway, this would classify as permitted development in compliance with Class A.1 (e.i) and (e.ii).

Uner Class A.1 (g), the dimensions of the development are within those permissible under PD, now that the Government has released an amendment to the HNT legislation to remove the time limit for completion from the 30th May 2019. With a maximum height of 3.48 metres and a length of 3.77 metres measured externally, the extension would be under the 4 metre height limit and 6 metre projection limit on semi detached dwellings. Therefore, the proposed extension could be brought forward under PD.

The enlarged part of the dwellinghouse does not have more than a single storey, therefore Class A.1 (h) does not stand applicable to the proposed development.

Although the proposed extension would be positioned within 2 metres of the curtilage boundary of the dwelling, the height of the eaves would not exceed 3 metres. Measured externally from natural ground level, the height of the eaves is a total of 2.38 metres, fitting under PD as part of Class A.1 (i).

Class A.1 (j) states that the enlarged part of the dwellinghouse can not exceed beyond a wall forming a side elevation of the original dwellinghouse. The proposed extension will only project from the rear elevation of the original dwelling, therefore this rule is not applicable.

On the rear elevation of the dwelling, there is already a small single storey extension. Bearing in mind Class A.1 (ja), any total enlargement including the addition of further enlargements to existing enlargements, cannot exceed the 6 metre limit set out in Class A.1 (g). Including both the existing extension and the proposed extension, the total enlargement will project from the rear elevation by 3.77 metres, therefore is viewed as permitted development.

The proposed extension would not include the addition of any new ornamentation features such as a verandah, microwave antenna, a chimney or flue or the alteration to the existing roof of the dwelling. Therefore, Class A.1 (k) is not applicable.

The proposed site does not fall within article 2(3) land, therefore Class A.2 does not apply.

In order to accommodate to the conditions raised in Class A.3 of the GDPO, the proposed development would be constructed from materials which would harmonise with the existing colours, textures and materials of the dwellinghouse. In accordance with Class A.3 (a), all proposed materials are set to match those used in the construction of the existing dwelling and where possible, existing materials will be retained and reused, including the facing brickwork and roof tiles.

Due to no neighbour objection being raised within the consultation period given, the necessity to consider neighbour amenity is not required. Although the Parish Council have made objection to the proposed development, the GDPO clarifies that only where a neighbour objection has been received, can an assessment on amenity be considered. In this case, no comments have been received from any neighbouring property.

**CONCLUSION / PLANNING BALANCE**

This notification falls within the framework set out within Schedule 2, Part 1, Class A (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Due to there being no neighbour representations raised, there is no requirement to consider neighbour amenity, thus the proposal can proceed as permitted development. As a result it does not require planning permission.

**OFFICER RECOMMENDATION: APPROVE**

**Case Officer: Hannah Hollins**
**Recommendation Date: 27/06/2019**

X

Signed by: JaneC

**On behalf of Staffordshire Moorlands District Council**