DELEGATED DECISION REPORT

HNT/2019/0017 **Valid 02/09/2019**	**TROUGHSTONES FARM** **TROUGHSTONES ROAD** **BIDDULPH COMMON**	**PROPOSED ERECTION OF A SINGLE STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION MEASURING 8 METRES BEYOND THE REAR WALL OF THE DWELLING, 4 METRES MAXIMUM HEIGHT AND 2.29 METRES TO HEIGHT OF EAVES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

Compliance with the GDPO (2015).

DESCRIPTION OF SITE

The proposed site is comprised of a detached dwelling and its associated curtilage, located in a Staffordshire Moorlands Special Landscape area in the Biddulph North ward. It lies within greenbelt, countryside land, surrounded by farm land and open green space. The two neighbouring farms are of a substantial distance from the proposed site. To the North of the proposed site lies Millstone Farm and to the South-east lies Whitefields Farm. Public right of way ‘Biddulph Town 32’ lies to the West of the site.

PROPOSAL

The proposal is for a rear single storey extension and a side single storey extension. The single storey rear extension will have a maximum height of 4 metres and maximum eaves height of 2.29 metres measured externally from natural ground level. It will have a depth of 8 metres. The single storey side extension will have a maximum height of 3.5 metres and a maximum eaves height of 2.29 metres measured externally from natural ground level. It will have a depth of 2.95 metres. Materials used in the construction of the proposed extensions would match those used in the construction of the existing dwelling.

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/1984/0119 – Two storey extension to form porch with bathroom over.
SMD/2002/1286 – Single storey extension.
SMD/2018/0746 – Two storey extension.
SMD/2019/0534 – Lawful development certificate for a proposed single storey side extension and single storey rear extension - Pending

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 25/09/2019
Press Advert: N/A

Public Comments

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

Town / Parish Comments

N/A

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 and side extensions to the dwellinghouse mostly adhere 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 proposed rear and side extensions 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 and side extensions 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 and side extensions are only single storey, the heights of the rooves or the eaves would not exceed the roof of the existing dwellinghouse.

The single storey rear and side extensions would not front the existing principal elevation of the dwellinghouse, thus would comply with Class A.1 (e.i). The proposed single storey rear extension would not front the highway, therefore complying with Class A.1 (e.ii). Although the proposed side extension would front the highway and form a side elevation of the original dwellinghouse, in accordance with Class A of the Permitted Development Rights for Householders Technical Guidance, the distance between the extension and the highway would be of a substantial area. An intervening pocket of agricultural land lies sandwiched between the dwelling and the highway, affirming that the proposal remains in accordance with GPDO regulation under Class A.1 (e.ii).

Under 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 4 metres and a depth of 8 metres measured externally, the single storey rear extension would be under the 4 metre height limit and fit within the 8 metre depth limit on detached dwellings.

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

The eaves of the proposed extensions would be a height of 2.29 metres measured externally from natural ground level. Thus, as part of Class A.1 (i), the development would be permitted.

Class A.1 (j) states that the enlarged parts of the dwellinghouse can not exceed beyond a wall forming a side elevation of the original dwellinghouse. The proposed single storey rear extension will only project from the rear elevation of the original dwelling, therefore this rule is not applicable. Although the proposed side extension would exceed beyond a wall forming a side elevation of the original dwellinghouse, it would not be over 4 metres in height, have more than a single storey or have a width greater than half the width of the original dwellinghouse. Thus, this would comply with permitted development regulation.

With regard to Class A.1 (ja), any total enlargement including the addition of further enlargements to existing enlargements, cannot exceed the 8 metre limit set out in Class A.1 (g). The total measurement of the proposed single storey rear and side extensions would not exceed 8 metres, therefore meaning that they would be permitted development.

The proposed extensions 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 comply with the conditions set out in Class A.3 of the GDPO, the proposed development would need to be constructed from materials which would have a similar appearance to thos used in the construction of the existing dwellinghouse. In accordance with Class A.3 (a), all proposed materials are set to match those used in the construction of the existing dwelling.

Due to no neighbour objection being raised within the consultation period given, the necessity to consider neighbour amenity is not required.

CONCLUSION / PLANNING BALANCE

This notification falls within the framework set out within Schedule 2, Part 1, Class A 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: 11/10/2019

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council