DELEGATED DECISION REPORT

HNT/2020/0005 **Valid 01/04/2020**	**26 MOUNT ROAD** **BLYTHE BRIDGE**	**PROPOSED SINGLE STOREY EXTENSION TO REAR - EXTENDING 5.885M BEYOND THE REAR WALL OF THE ORIGINAL DWELLING, MAXIMUM HEIGHT OF 4.00 METRES FROM NATURAL GROUND LEVEL AND THE HEIGHT OF 3.00 METRES AT THE EAVES MEASURED FROM NATURAL GROUND LEVEL** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

Compliance with the GDPO (2015)

DESCRIPTION OF SITE

The proposed site is comprised of a semi-detached brick and tile dwelling and its associated curtilage, located in the Forsbrook Ward. The site is enclosed on both side elevations by neighbouring dwellings on Mount Road; No. 28 Mount Road is located to the North-east and No. 24 Mount Road is to the South-west. Blythe Bridge recreation ground lies adjacent to the proposed site along the South-east. The Mount Road highway is adjacent to the proposed site across the North-west.

PROPOSAL

The proposal is for a single storey rear extension. The extension will have a maximum height of 4 metres and maximum eaves height of 3 metres measured externally from natural ground level. It will have a depth of 5.885 metres. Materials used in the construction of the extension would match those used as part of the construction of the existing dwelling, including brown / blue brickwork, plain roof tiles and white UPVC windows and doors.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

GDPO (2015) Schedule 2 Part 1 Class A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 13/05/2020
Neighbour consultation period ends: 22/04/2020
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 single storey rear extension to the dwellinghouse fully 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 and form a side elevation, this would classify as permitted development in compliance with Class A.1 (e.i) and (e.ii).

Under Class A.1 (g), the dimensions of the development are within those permissible under that part of the GPD, 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 4.0 metres and a depth of 5.885 metres measured externally, the extension would be under the 4 metre height limit and fit within the 6 metre projection limit on semi-detached dwellings.

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.

The proposed extension complies with PD as part of Class A.1 (i). Although it would be positioned within 2 metres of the curtilage boundary of the dwelling, the height of the eaves would not exceed 3 metres, measuring 3.0 metres externally from natural ground level.

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 unless it abides with certain regulations. The proposed extension will extend beyond a side wall of the original dwellinghouse. Based on the submitted plan, the extension does appear to be approximately 3.1m in width with the overall dwellinghouse appearing to be 6.3m in width. Therefore it is only marginally below half the width. Given that the submitted plan is at 1:500 there is margin for error in these measurements. It is therefore considered to be prudent to attach an informative to the decision notice to draw the applicants attention to the fact that the extension must not be more than half the width of the original dwelling. If it is it will not be permitted development and full planning permission will be required.

With regard to 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). The total measurement of the proposed extension would not exceed 6 metres, therefore meaning that it is permitted development. There have been no previous extensions to the dwellinghouse.

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, including brown / blue brickwork, plan roof tiles and white UPVC windows and doors.

No neighbour objections have been raised with regard to the proposed extension.

Permitted development rights appear to be intact for the 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 provided that the extension does not exceed half the width of the dwellinghouse

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 06/05/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council