DELEGATED DECISION REPORT

HNT/2020/0019 **Valid 15/10/2020**	**CROSS FARM COTTAGE** **MAIN ROAD** **HOLLINGTON**	**SINGLE STOREY REAR EXTENSION TO PROVIDE ADDITIONAL LIVING ACCOMMODATION. EXTENSION WILL EXTEND 6.00M BEYOND REAR WALL OF ORIGINAL HOUSE, MAXIMUM HEIGHT OF 4M FROM NATURAL GROUND AND 2.5M MAXIMUM HEIGHT IN EVES FROM NATURAL GROUND.** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

Compliance with the GPDO (2015)

DESCRIPTION OF SITE

The proposed site comprises a semi-detached stone and tile dwelling and its associated curtilage, situated in the Checkley ward. The sides of the proposed site are enclosed by neighbouring dwellings comprising a section of Main Road. Yard House Farm is located to the North of the proposed site, largely separating the site from the highway. Cross Farm is situated to the East of the proposed site and Cross Cottages are located to the West. Staffordshire Moorlands Public Right of Way 'Checkley 41' lies between the site and Cross Cottages. The Main Road highway runs adjacent to the proposed site on the North.

PROPOSAL

The proposed development is a single storey extension. The extension will have a maximum height of 4 metres and maximum eaves height of 2.5 metres measured externally from natural ground level. It will have a depth of 6 metres. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse, including stone and tiles.
The application describes the proposal as a rear extension, however having regard to the definition of 'Principal elevation' in the Householder Technical Guidance this

elevation contains the main doors and windows to the property. It is the 'principal' elevation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

GPDO (2015) Schedule 2 Part 1 Class A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0681 – Extension to dwelling. Pending.

CONSULTATIONS

Publicity

Site Notice expiry date: 26/11/2020
Neighbour consultation period ends: 06/11/2020
Press Advert: N/A

Public Comments

Neighbours have been notified in accordance with the procedure outlined within the GPDO.

One neighbour made an objection to the proposed development. Reasons for the objection include the owners of Cross Farm installing a new driveway through the field, concrete at the end of the drive causing problems with rainwater surface runoff, leading to erosion of existing accesses and use of the public footpath.

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), it is necessary to assess whether the proposed extension to the dwellinghouse adheres to the criteria stated by Schedule 2, Part 1, Class A of the GPDO, to determine whether the 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 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 under this criterion.

In accordance with Class A.1 (b) of the GPDO, 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) confirm that the height of the roof and eaves of the proposed extension cannot exceed beyond the maximum roof height and eaves heights of the existing dwellinghouse; otherwise the development is not permitted. Neither the height of the roof or the eaves of the single storey extension would exceed the maximum roof or eaves heights of the existing dwellinghouse.

The proposed extension would be constructed forward of the principal elevation of the dwelling, therefore this would not classify as permitted development in compliance with Class A.1 (e.i). The 'Permitted development rights for householders Technical Guidance' defines the term 'principal elevation'. Within this definition, it states that *"in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house… It will usually contain the main architectural features such as main bay windows".* As this elevation fronts the highway which serves the house, as well as the fact that the elevation incorporates the main features of ornamentation, planning permission would be required.

Under Class A.1 (g), as the proposed extension is to the principal elevation, the dimensions of the development are not within those permissible under permitted development. Therefore, the proposed extension could not be brought forward under permitted development.

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

As part of Class A.1 (i), if the proposed extension would be positioned 2 metres from the curtilage boundary of the dwelling, the eaves height of the proposed extension cannot be above 3 metres. The eaves height of the proposed extension would be 2.5 metres; therefore the development complies with this criteria

Class A.1 (j) states that the enlarged part of the dwellinghouse cannot exceed beyond a wall forming a side elevation of the original dwellinghouse, unless it abides by certain criteria. The proposed extension will only project from the front elevation of the original dwelling, therefore this rule is not applicable.

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). Although the total measurement of the proposed extension would not exceed 6 metres, it is a front extension and therefore, is not 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 GPDO, 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 stone and tiles.

Throughout the consultation process, one neighbour objection was received. Reasons for objection to the proposed extension include the owners of Cross Farm installing a new driveway through the field, concrete at the end of the drive causing problems with rainwater surface runoff, leading to erosion of existing accesses and use of the public footpath.

Although this comment was received, only comments from adjoining neighbouring dwellinghouses can be taken account of as part of the application process, as stated in Class A.4 (7). Therefore, a test on neighbour amenity is not necessary. In addition to this, the objections provided do not relate to residential amenity and the impact of the proposed extension on adjoining neighbouring dwellinghouses.

PD rights in relation to the proposed site remain intact.

CONCLUSION / PLANNING BALANCE

This notification does not fall 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. The proposed front extension fails to comply with Class A.1 (e.i) and (g). As the extension would project forward of the principal elevation of the dwellinghouse, it would not be permitted development. Additionally, measurement limits demonstrated in Class A.1 (g) would be breached, as it would be a front extension and not a rear extension. As a result, it does require planning permission.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Hannah Hollins
Recommendation Date: 26/11/2020

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council