DELEGATED DECISION REPORT

HNT/2020/0026 **Valid 12/11/2020**	**167 WICKEN COTTAGE NEW STREET BIDDULPH MOOR**	**REPLACEMENT OF LEAN-TO COVERED AREA WITH KITCHEN / LIVING AREA EXTENSION MEASURING 7.90M BEYOND THE REAR WALL OF THE ORIGINAL DWELLING, MAXIMUM HEIGHT 4M AND 2.20M TO HEIGHT OF EAVES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

Compliance with the GPDO (2015)

DESCRIPTION OF SITE

The proposed site comprises a detached stone and tile dwellinghouse and its associated curtilage, situated in the Biddulph Moor ward. Additionally, the proposed site is on Green Belt land, surrounded by a large amount of open green space. The Biddulph Town 46 Public Right of Way runs through the centre of the site and the Biddulph Town 61 Public Right of Way runs adjacent to the site along the West. To the North of the proposed site is Little Wickenstone Farm, being the closest dwellinghouse to the site. The New Street highway runs adjacent to the proposed site on the East.

PROPOSAL

The proposed development is a single storey rear extension. The extension will have a maximum height of 4 metres and maximum eaves height of 2.20 metres measured externally from natural ground level. It will have a depth of 7.90 metres, including an existing extension. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse, including Staffordshire blue plain clay tiles and stone.

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/2003/0626 – Alterations and extensions to dwelling. Approved.
SMD/2005/0795 – Side conservatory. Approved.
SMD/2006/01243 – Replacement pitched roof and erection of porch. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 24/12/2020
Neighbour consultation period ends: 07/12/2020
Press Advert: N/A

Public Comments

Neighbours have been notified in accordance with the procedure outlined within the GPDO. 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), it is necessary to assess whether the proposed rear 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 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 compliant 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.

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 of the existing dwellinghouse, this would be 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 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 an ovrerall depth of 7.90 metres measured externally, the extension would be in line with the 4 metre height limit and fit within the 8 metre depth limit on detached dwellings. Therefore, the proposed extension does not conflict with these provisions.

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.

With respect to 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 2.20 metres, therefore the development would be in conformity with this restriction.

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 rear elevation of the original dwelling, therefore this rule is not applicable. The room labelled ‘porch’ on the proposed plans is a previous extension approved under the application SMD/2006/1243. Thus, although the proposed rear extension would extend beyond a side elevation, it is not an original side elevation. Therefore, Class A.1 (j.iii) would not be breached.

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 extension would not exceed 8 metres, therefore meaning that it is accords with this provision. Although there has been another rear extension made to the dwellinghouse, the proposed rear extension, when combined with the existing extension would not exceed a depth of 8m, beyond the original rear elevation.

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 Staffordshire blue plain clay tiles and stone.

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

PD rights in relation to the proposed site remain intact.

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 the extension is permitted development.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 21/12/2020

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council