**DELEGATED DECISION REPORT**

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| **HNT/2020/0029**<br>**Valid 01/12/2020** | **BRADELEY FARM**<br>**DILHORNE ROAD**<br>**CHEADLE** | **REAR SINGLE STOREY KITCHEN EXTENSION EXTENSION WILL EXTEND 6.20M BEYOND THE REAR WALL, MAXIMUM HEIGHT OF EXTENSION WILL BE 3.98M, HEIGHT OF THE EAVES WILL BE 2.40M.**<br><br>**(HOUSEHOLDER NOTIFICATION APPLICATION)** |

**MAIN ISSUES**

Compliance with the GPDO (2015)

**DESCRIPTION OF SITE**

The proposed site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Cheadle West ward. Additionally, the proposed site is on Green Belt land, surrounded by a large amount of open green space. The Cheadle 34 Public Right of Way is located to the South of the site. The closest neighbouring properties including Birchenfields Farm and Orchard End are situated to the North of the proposed site. The Dilhorne Road highway runs adjacent to the proposed site to the East.

**PROPOSAL**

The proposed development is a single storey rear extension. The extension will have a maximum height of 3.98 metres and maximum eaves height of 2.40 metres measured externally from natural ground level. It will have a depth of 6.20 metres. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse, including brick, tiles and white upvc.

**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/1978/0295 – Building of agricultural building. Approved.
SMD/1981/0976 – Site for farmworkers dwelling. Approved.
SMD/2000/1073 – Steel framed industrial building.
SMD/2008/0402 – Steel framed agricultural livestock building. Approved.

## CONSULTATIONS

### Publicity

Site Notice expiry date: 12/01/2021
Neighbour consultation period ends: 23/12/2020
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 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 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 not within those permissible under PD under the householder notification regulations. While the applicant states that the proposed extension is a rear extension, the Council have taken the view that it is a side extension, based on the definition of 'principal elevation' detailed in the Permitted development rights for householders: Technical Guidance:

*"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 (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.*
*There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation, for example on a corner plot, a view will need to be taken as to which of these forms the principal elevation."*

The applicant considers the East facing elevation to be the principal elevation, assumingly as this elevation fronts the highway. However, The Technical Guidance states that the 'principal elevation' is usually the elevation which contains the main architectural features, which the Council believes to be the south elevation. This is because the southern elevation contains bay windows and the main access into the dwelling. Therefore, the East facing elevation which fronts the highway is considered to be a side elevation, meaning that the proposed extension would be located on the opposite West side elevation.

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 2.40 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. Although the proposed extension is stated to be a rear extension, it is viewed by the Council as a side extension based on the definition of 'principal elevation' in The Technical Guidance. Therefore, as the proposed extension extends beyond an original side elevation of the dwellinghouse and would have a width greater than half the width of the original dwellinghouse, therefore Class A.1 (j.iii) would 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). Although the total measurement of the proposed extension would not exceed 8 metres, in the opinion of the LPA the extension is located on the side elevation. Therefore the extension breaches A.1 (g).

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 brick, tiles and white upvc.

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

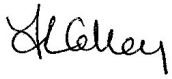
PD rights in relation to the proposed site remain intact.

**CONCLUSION / PLANNING BALANCE**

This notification does not fall within the framework set out within Schedule 2, Part 1, Class A (g) and (j.iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Although the proposed extension is considered by the applicants as a rear extension, the Council considers that it would be a side extension. This view is supported by the Technical Guidance, which sets out the meaning of ‘principal elevation’ as the elevation of the dwelling which contains the main architectural features. Subsequently, as the principle elevation can be found on the southern elevation, the West elevation which the proposed extension would be built on is considered a side elevation. As the proposed extension would extend beyond a wall forming an original side elevation of the dwellinghouse and would have a width greater than half the width of the original dwellinghouse, Class A.1 (j.iii) would be breached. As a result, planning permission will be required and this HNT application is recommended for refusal.

**OFFICER RECOMMENDATION: REFUSE**

**Case Officer: Hannah Hollins**
**Recommendation Date: 12/01/2020**

X 

Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**