

18th March 2021

Miss. H. Hollins
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Hannah

PRIOR APPROVAL FOR UPWARD EXTENSION - WILDWOOD, FARLEY LANE, ALTON

On behalf of our clients Mr. & Mrs. Green I would be grateful if you would find enclosed a prior approval application pertaining to the erection of an upward extension at the above property.

The provisions of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) allow for the enlargement of a dwellinghouse consisting of the construction of one additional storey where the existing dwellinghouse consists of one storey (as is the case with this particular dwelling). An assessment of the proposal's compliance with the relevant criteria of Part AA is set out below:

- (a) The dwelling was not created by virtue of Classes M, N, P, PA or Q of Part 3 of the Order
- (b) The dwellinghouse is not on article 2(3) land or within an area designated as a SSSI
- (c) The dwellinghouse was constructed in the late 1950s, first appearing on OS Maps from 1970
- (d) The dwellinghouse has not been previously enlarged by the addition of one or more storeys above the original dwellinghouse, either by reliance upon Class AA of the Order or otherwise
- (e) Following the development, the height of the dwellinghouse will not exceed 18 metres (7.8m)
- (f) Following the development, the height of the dwellinghouse will not exceed the height of the existing dwellinghouse by more than 3.5 metres (3 metre increase proposed)
- (g) The dwellinghouse is detached so these provisions do not apply to this proposal
- (h) The floor to ceiling height of the additional storey, measured internally (2.4m) is no greater than the floor to ceiling height of the principal part of the dwellinghouse (2.4m) and lower than 3 metres.
- (i) The additional storey is to be constructed above the principal part of the dwellinghouse only
- (j) The development will not include any visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development
- (k) The development will not entail engineering operations other than those permitted under this paragraph

Turning to the Conditions set out in paragraph AA.2 it is confirmed that:

- a) The materials used in the exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse
- b) The extension will not include a window in any wall or roofslope forming a side elevation of the dwellinghouse
- c) The roof pitch of the principal part of the dwellinghouse following the development will be the same as the roof pitch of the existing dwellinghouse
- d) Following the development, the dwellinghouse will continue to be used as a dwellinghouse within the meaning of Use Class C3 of the Use Classes Order and for no other purpose

Condition AA.2(3) goes on to state that before beginning the development, the developer must apply to the local planning authority for prior approval as to:

- (i) Impact on the amenity of any adjoining premises including overlooking, privacy and loss of light
- (ii) The external appearance of the dwellinghouse, including the design and architectural features of the principal elevation of the dwellinghouse, and any side elevation of the dwellinghouse that fronts a highway
- (iii) Air traffic and defence asset impacts of the development
- (iv) Whether as a result of the siting of the dwellinghouse the development will impact on a protected view identified in the Directions Relating to Protected Vistas issued by the Secretary of State

I comment on each of these matters below.

Impact on Amenity

The nearest neighbouring residential properties to the site lie 294 metres to the southeast (Croft House) and 427 metres to the north (Pink Lodge) and neither have line of sight of the dwelling. Consequently, the proposed upward extension will not give rise to any overlooking, loss of privacy or loss of light and there will be no conflict with the Local Authority's adopted Space about Dwellings standards.

External Appearance

The existing dwelling has the appearance of a typical 1960s bungalow, constructed from a mixture of stone, brick and cream render. It has a gabled, tiled roof that spans the shorter side of the dwelling and has a dominant ridge line. The building has a rectangular form that sits parallel to the nearby highway.

The proposed upward extension seeks to reinforce the characteristics of the existing dwelling, whilst also taking the opportunity (utilising other PD rights under Classes A and D) to enhance the appearance of the front elevation of the property through use of materials to create a more visually interesting and less utilitarian appearance. The design of the rear elevation has sought to facilitate views out over the Churnet Valley to the southwest. The roof will continue to have a strongly defined eaves and ridge line emphasised by gables, and on the front elevation the window proportions at first floor level will reflect those that already exist at ground floor level, with openings arranged in columns to achieve a vertical emphasis, in line with the objectives of the Design Guide SPD.

All windows will be recessed by 50mm into their openings to emphasis the solidity of the walls, and the proposal avoids features such as bay windows, and headed lights. A complimentary palette of materials is also to be utilised to tie the first floor extension to reflect that of the existing dwelling. The resultant design will derive a more contemporary style of dwellinghouse, and in doing so will serve to enhance the appearance of the existing dwelling and its contribution to the character and appearance of the surrounding area.

Air Traffic & Defence Assets

The development will not have any adverse impact on air traffic or defence assets.

Protected Views

The development will not have any adverse impact on protected views identified in the Directions relating to Protected Vistas issued by the Secretary of State, as such views are confined to London.

Having regard to the above considerations it is submitted that the proposed upward extension constitutes permitted development under the provisions of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), and the Local Authority is respectfully requested to confirm that their prior approval is not required.

I trust this proposal will be of interest, and should you have any queries or concerns in respect of this matter please do not hesitate to contact me.

Yours Sincerely
Hewitt&CarrServices

A handwritten signature in black ink, appearing to read 'Rob Duncan', is written over a light gray grid background.

Rob Duncan BSc(Hons) MA MRTPI
Planning Consultant