

DELEGATED DECISION REPORT

HNT/2021/0010
Valid 24/03/2021

WILDWOOD FARLEY LANE
FARLEY

ERECTION OF SINGLE
STOREY REAR EXTENSION -
EXTENDING BEYOND REAR
WALL BY LESS THAN 8M,
MAXIMUM HEIGHT FROM
NATURAL GROUND LEVEL
3.4M AND HEIGHT IN EAVES
3.4M FROM NATURAL
GROUND LEVEL.

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

Compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

DESCRIPTION OF SITE

The application site comprises a detached bungalow circa 1960s/70s constructed of part render, part brick and part reconstituted stone with a tiled pitched roof. The dwellinghouse is located on the southwestern side of Farley Lane, in an isolated position. The property does not appear to have been previously extended. The application site is surrounded by farmland to the west and south and woodland on the opposite side of Farley Lane to the north and east. The site is located in the Open Countryside.

PROPOSAL

The proposed development is a single storey rear extension. The extension will have a maximum height of 3.4 metres with a flat roof measured externally from natural ground level. It will project 4.5 metres from the rear elevation of the original dwellinghouse. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse.

It should be noted that the submitted drawings also include a further proposed rear extension and a proposed side extension that are subject to a separate Certificate of Lawful Proposed Use or Development (SMD/2021/0211) and do not form part of this application. This application solely relates to the extension to the southwestern rear corner of the bungalow.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: 18/04/2021

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.

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 side 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, Class A.1 (e.i) and (e.ii) are not applicable.

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 3.4 metres and a depth of 4.5 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) is not applicable to the proposed development.

Class A.1 (i) states that 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 extension would be sited more than 2 metres from the curtilage boundary and therefore A.1 (i) is not applicable.

Class A.1 (j) states that the enlarged part of the dwellinghouse cannot extend beyond a wall forming a side elevation of the original dwellinghouse, unless it abides by certain criteria. The extension will not extend beyond a side wall of the original dwellinghouse and therefore A.1 (j) 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 8 metre limit set out in Class A.1 (g). The proposed extension would not extend from an existing rear extension and therefore Class A.1 (ja) is not applicable to the proposed development.

The proposed extension would not include the addition of 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 comply with 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.

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

Permitted development 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: Ailsa Berry

Recommendation Date: 04/05/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council