DELEGATED DECISION REPORT

HNT/2021/0016 **Valid 11/05/2021**	**2 SPEDDING WAY** **BIDDULPH**	**SINGLE STOREY PITCHED ROOF EXTENSION PROJECTING BACK WITHIN ORIGINAL WIDTH OF EXISTING CONSERVATORY, THE EXTENSION WILL EXTEND BEYOND THE REAR WALL OF THE ORIGINAL DWELLINGHOUSE 4.33M, MAXIMUM HEIGHT OF THE EXTENSION 3.70M, HEIGHT AT THE EAVES OF THE EXTENSION 2.20M.** **(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 Biddulph North ward. Additionally, the proposed site is within the Biddulph Development Boundary, where positive development is encouraged to be concentrated. The site is enclosed by neighbouring dwellinghouses on the North, West and South. No. 4 Spedding Way is situated to the South of the site. The rear curtilage of the site adjoins the rear curtilages of No. 5 Whitbread Drive and No. 7 Whitbread Drive to the North. Additionally, the rear curtilage of No. 17 Asquith Close adjoins to the application site on the West. The Spedding Way highway runs adjacent to the proposed site on the East.

PROPOSAL

The proposed development consists of a single storey rear extension. The extension will have a maximum height of 3.70 metres and maximum eaves height of 2.20 metres measured externally from natural ground level. It will have a depth of 4.33 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

Staffordshire Moorlands Local Plan (Adopted 2020)

GPDO (2015) Schedule 2 Part 1 Class A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1983/0868 – Phase 1, residential development, substitution of dwelling types (plots 1-64) and modification to previously approved layout. Approved.
SMD/1984/0729 – Substitution of bungalow and house types on plots 9, 10, 11, 18-22. Approved.
SMD/1884/0813 – Amended phase 1 development, plots 1-17. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 22/06/2021
Neighbour consultation period ends: 03/06/2021
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.

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 height 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).

This is an application under the larger extension procedure of the GPDO, therefore Class A.1 (f) does not apply. Under Class A.1 (g), the dimensions of the proposed development are within those permissible. With a maximum height of 3.70 metres and a depth of 4.33 measured externally, the extension would be under the 4 metre height limit and fit within the 8 metre projection limit on detached dwellinghouses.

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 extend 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 original rear elevation following the demolition of an existing conservatory, therefore this rule is not applicable. The conservatory is a later addition to the dwellinghouse as opposed to being a feature of the original dwellinghouse. This can be seen on ariel photos, which demonstrate the fact that other houses on the street do not have this feature. As the existing conservatory to the rear of the dwellinghouse is a previous extension, the proposed extension would not be considered to extend beyond an original side elevation.

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 in depth, therefore meaning that it is accords with this provision. The existing conservatory extension will be demolished before the new rear extension is built.

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.

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 proposed extension is permitted development.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 16/06/2021

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council