DELEGATED DECISION REPORT

HNT/2021/0020 **Valid 02/06/2021**	**75 CHEADLE ROAD** **UPPER TEAN**	**SINGLE STOREY EXTENSION TO DWELLING MEASURING 5.93M BEYOND THE REAR WALL OF THE ORIGINAL DWELLING, 3.45M MAXIMUM HEIGHT AND 3.14M HEIGHT TO EAVES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

Compliance with the GPDO (2015)

DESCRIPTION OF SITE

The proposed site comprises a detached brick, render and tile dwellinghouse and its associated curtilage, situated in the Checkley ward. Additionally, the proposed site is within the Upper Tean Development Boundary, where positive development is encouraged to be concentrated. The site is enclosed by neighbouring dwellinghouses on the North and South. No. 75A Cheadle Road is situated to the North of the site and No. 73A Cheadle Road is located to the South. The rear curtilage of the site adjoins an area of open countryside. The Cheadle Road 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 3.45 metres and maximum eaves height of 3.14 metres measured externally from natural ground level. It will have a depth of 5.93 metres. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse, including brick 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/2000/0502 – Outline application for residential development of 4 dwellings. Approved.
SMD/2002/1361 – Residential development of 3 No. dwellings. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 14/07/2021
Neighbour consultation period ends: 25/06/2021
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 3.45 metres and a depth of 5.93 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, whereby the eaves height of the proposed extension cannot be above 3 metres. As the eaves height of the proposed extension would be 3.14 metres and the extension would be within 2 metres of the curtilage boundary, the development would not conform to this restriction. Therefore, planning permission would be required.

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, therefore this rule 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 total measurement of the proposed extension would not exceed 8 metres in depth, therefore meaning that it is accords with this provision.

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 and white UPVC.

Permitted development 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) of the Town and Country Planning (General Permitted Development) (England) Order 2015. As the proposed extension would be within 2 metres of the boundary and the eaves height would exceed 3 metres, this would not adhere to Class A.1 (i). As a result the proposed extension is not permitted development and full planning permission would be required.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Hannah Hollins
Recommendation Date: 13/07/2021

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council