

DELEGATED DECISION REPORT

HNT/2021/0024
Valid 17/08/2021

CHERRY TREE FARM
SANDON ROAD
CRESSWELL

PROPOSED EXTENSION

(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 Checkley ward. The site is enclosed by neighbouring dwellinghouses on the West and South. No. 25 Rookery Crescent is situated to the West of the site and No. 24 Rookery Crescent is located to the South. The rear curtilage of the site adjoins an area of open countryside. The Sandon Road highway runs adjacent to the proposed site on the South and East, the site being separated from the highway by a pocket of open countryside.

PROPOSAL

The proposed development consists of a single storey rear extension. The extension will have a maximum height of 3.80 metres and maximum eaves height of 2.50 metres measured externally from natural ground level. It will have a depth of 4.95 metres. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse, including brick, tiles / slates and 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/1983/0538 – Site for bungalow. Approved.

SMD/1984/0533 – Details of bungalow. Approved.

SMD/2001/0393 – Domestic extension to form bedroom and en-suite. Approved.

SMD/2006/1228 – Single storey rear extension. Approved.

SMD/2007/0715 – Demolition and replacement of sun room. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 28/09/2021
Neighbour consultation period ends: 08/09/2021
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 3.80 metres and a depth of 4.95 metres 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 cannot exceed 3 metres. As the eaves height of the proposed extension would be 2.50 metres, the development would conform to 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 would extend beyond an original side elevation (forming the external wall of the bedroom as shown on the proposed floor plan), therefore meaning that it will need to be assessed as a side extension as well as a rear extension. Initially, although the proposed extension would not exceed 4 metres in height or have more than a single storey, it would have a width greater than half the width of the original dwellinghouse, therefore it would not classify as permitted development. The proposed extension initially joined up to an existing rear extension comprising a bedroom and en-suite, meaning that together they would be classified as one large extension. Thus, as the two extensions combined would wrap around the original stepped side elevation to the rear of the dwelling and have a width greater than half the width of the original dwellinghouse, the proposed development would not comply with Class A.1 (j). This issue has since been addressed and revised plans were submitted, to demonstrate a reduction in the length of the proposed extension to run flush with the original rear elevation of the bedroom. Although the width of the extension has been slightly increased on the revised plans, the width would still not exceed half the width of the original dwellinghouse. The width of the original dwellinghouse is 14.04 metres and the width of the proposed extension would be 5.65 metres.

With regard to Class A.1 (ja), any total enlargement including the addition of further enlargements to existing enlargements, cannot exceed the limits as set out in Classes A.1 (g-j). The total measurement of the proposed extension would not exceed 8 metres in depth, have a height greater than 4 metres or an eaves height greater than 3 metres, therefore meaning that it accords with this provision. Although the initial proposed extension would have joined onto the existing bedroom and en-suite rear extension consequently making up one large extension, revised plans demonstrate the reduction in the length of the proposed extension to run flush with the original rear elevation exterior of the bedroom. Despite the fact that there is already an extension to the rear of the dwelling comprising a bedroom and en-suite, the revised plans show that the proposed extension does not join onto this extension. Therefore, as the proposed extension would be considered a separate extension to the previous extension and would not have a width greater than half the width of the original dwellinghouse, it is considered acceptable.

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.

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 / slates and 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. Although the proposed extension did not initially comply with Class A.1 (j) or (ja), revised plans were submitted to reduce the length of the proposed extension, in order to ensure that permitted development criteria are met. As a result the proposed extension is permitted development.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 28/09/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council