

DELEGATED DECISION REPORT

HNT/2021/0027
Valid 21/10/2021

WESTERLY BIDDULPH
PARK ROAD
BIDDULPH

PROPOSES AN
ENLARGEMENT OF THE
DWELLINGHOUSE BY THE
CONSTRUCTION OF AN
ADDITIONAL STOREY
RAISING THE MAXIMUM
HEIGHT OF THE ROOF BY 2.65
METRES. THE ENLARGEMENT
WOULD RESULT IN A
MAXIMUM HEIGHT OF 7.3
METRES. MATERIALS AND
ROOF PITCH TO MATCH
EXISTING.

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

- Compliance with the GPDO (2015)
- Neighbour Amenity

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 an area of greenbelt land. The site is enclosed by neighbouring dwellinghouses on the North-West and South-East. Brooklands, Biddulph Park Road is situated to the North-West of the site and Woodside, Biddulph Park Road is located to the South-East. The rear curtilage of the site adjoins an area of open greenbelt land to the North-East. The Biddulph Park Road highway runs adjacent to the proposed site on the South-West.

PROPOSAL

The proposed development consists of an additional storey on the dwellinghouse named 'Westerly'. The additional storey will increase the height of the dwellinghouse from 4.65 metres to 7.30 metres, meaning that the total height increase would be by 2.65 metres. The roof course of the proposed additional storey to the dwellinghouse will match the roof course of the existing dwellinghouse. Materials used in the construction of the proposed extension would match those

used in the construction of the existing dwellinghouse, including brick, tiles and uPVC windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS10 Other Rural Areas Strategy
DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12, 13

GPDO (2015) Schedule 2 Part 1 Class AA

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0423 – The addition of a first floor to a bungalow. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 02/12/2021
Neighbour consultation period ends: 12/11/2021
Press Advert: N/A

Public Comments

Neighbours have been notified in accordance with the procedure outlined within the GDPO. One of the direct neighbours submitted an objection, demonstrating concern regarding loss of some light and a view out of a window in their master bedroom.

Town / Parish Comments

N/A

OFFICER COMMENTS

Under the Town and Country Planning (General Permitted Development) (England)

Order 2015 (as amended), it is necessary to assess whether the proposed additional storey extension to the dwellinghouse adheres to the criteria stated by Schedule 2, Part 1, Class AA of the GPDO, to determine whether the householder development is permitted.

Schedule 2, Part 1, Class AA.1 (a) states that development is not permitted if the use of a dwellinghouse as a dwellinghouse changes. The additional storey extension will be solely used as part of the living space of the residents to fully maintain its status as a dwelling.

The dwellinghouse is not situated on article 2(3) land or within a site of special scientific interest, and therefore Class AA.1 (b) is not applicable.

The current building was constructed between 1 July 1948 and 5 March 2018, therefore the proposed additional storey extension to the dwellinghouse is permitted development under Class AA.1 (c).

No additional storeys have already been added to the original dwellinghouse, thus Class AA.1 (d) is not applicable.

Under Class AA.1 (e), if the height of the highest part of the roof of the dwellinghouse would exceed 18 metres, the proposed additional storey to the existing dwellinghouse would not be permitted development. The highest part of the roof ridge would measure 7.30 metres. Therefore the proposed additional storey would be acceptable under this provision.

Following the development, the height of the highest part of the roof of the dwellinghouse cannot exceed the height of the highest part of the roof of the existing dwellinghouse by more than 3.5 metres, where the existing dwellinghouse consists of one storey. The proposed additional storey would increase the height of the dwellinghouse by 2.65 metres. Therefore, the proposed additional storey would comply with Class AA.1 (f).

As the dwellinghouse is detached, Class AA.1 (g) does not stand applicable to the proposed additional storey extension.

The internal floor to ceiling height of the proposed additional storey extension would total 2.4 metres, measuring the same as the existing ground floor. As the floor to ceiling height would not exceed the 3 metre height limit set out in Class AA.1 (h), neither would it exceed the floor to ceiling height of any storey of the principal part of the existing dwellinghouse (measured internally), the proposed development would comply with this criterion.

Class AA.1 (i) states that the additional storey can only be constructed on the principal part of the dwellinghouse, otherwise it would not be permitted development. As the proposed extension would only be constructed on the principal part of the dwellinghouse, this would classify as permitted development.

The proposed development would not require the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the

development. Therefore, Class AA.1 (j) is not applicable.

The proposed additional storey extension would not require any engineering operations other than in the form of works within the existing building to strengthen existing walls and foundations. Thus, the development is permissible under Class AA.1 (k).

In order to comply with the conditions raised in Class AA.2 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 AA.2 2 (a), all proposed materials are set to match those used in the construction of the existing dwelling, including brick, tiles and uPVC windows. The development would not incorporate any windows in any walls which would form a side elevation of the dwellinghouse in compliance with Class AA.2 2 (b). Lastly, in accordance with Class AA.2 2 (c), the roof pitch of the proposed additional storey following the development would be the same as the roof pitch of the existing dwellinghouse.

Under Condition AA.2 3 (a.i), it is a necessity to assess whether the proposed additional storey extension would impact the amenity of any neighbouring properties, in the form of overlooking, privacy and loss of light. The two direct neighbouring dwellinghouses are Brooklands, Biddulph Park Road, situated to the North-West and Woodside, Biddulph Park Road located to the South-East.

An application was submitted at the site earlier in the year for an additional storey to the dwellinghouse, under the reference SMD/2021/0423. The officer for this application carried out a site visit at the time to assess amenity impact on the direct neighbouring properties and came to the conclusion that the proposed first floor extension will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

Photographs from the site visit demonstrate how although both dwellinghouses on either side of the application site have side windows, all of their side windows comprise secondary or non-habitable windows. One of the direct neighbours has objected to the application based on loss of light and a view through a master bedroom window. I note that this side window comprises one of two windows for the dual aspect master bedroom (serving as two sources of natural sunlight), thus natural sunlight will always enter the room through the dormer window on the principal elevation. Furthermore, the neighbouring dwelling at Woodside is set on land forward of the site, which can be seen on the block plan submitted to the Council. Therefore, as the position of side facing window belonging to the neighbour is set towards the eaves line of the roof and marginally beyond the position of the new first floor, light entering this window would not be detrimentally affected. With the presence of two windows serving the bedroom, it is considered that the light entering this room would not be unduly affected to adversely harm the amenity of this neighbour.

In terms of the neighbour to the north west, the first-floor extension would align with its front elevation and would not extend quite as far back as the rear wall of this neighbour. Although two windows are present on the side elevation facing towards the application site a gap of 3.4m would be retained between the dwellings. Given

the size of these windows when compared to the front window these are likely to serve non habitable rooms. It is noted that no comments have been received from this neighbour.

There are no windows in any of the side elevations of the proposed extension, thus eradicating any loss of privacy for the neighbours.

A loss of view is not a material planning consideration.

As the external appearance of the proposed additional storey extension would match the existing dwellinghouse in the form of materials and the roof pitch, it would not have a negative impact on the external appearance of the principle elevation facing the Biddulph Park Road highway, nor the side elevation facing the neighbouring dwellings. The fenestration of the proposed additional storey extension would match the style of the fenestration on the existing dwellinghouse. Thus, the proposed extension conforms with Class AA.2 3 (a.ii).

In respect of AA.2 (3) iii the site is not affected by an aerodrome, technical site or defence asset on any safeguarding map. Therefore no consultation is required with the CAA or MOD.

In respect of AA.2 (3) iv The site does not affect any protected views in the Directions Relating to Protected Vistas dated 15th March 2021

CONCLUSION / PLANNING BALANCE

This notification does fall within the framework set out within Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015. Although a neighbour objection was submitted based on loss of light and a view from a window in their master bedroom, this room is served by two windows and the dormer window on the principal elevation of their dwelling would continue to allow sufficient light into the room. Furthermore, as the window which the neighbours have raised concern over is largely set forward from the location of the proposed additional storey extension, it would not lose a significant amount of light. As a result, the proposed extension does not require planning permission.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 02/12/2021

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council