

DELEGATED DECISION REPORT

HNT/2021/0030
Valid 12/11/2021

PARK HAYES FARM
BLACKWOOD HILL LANE
GRATTON
ENDON

PROPOSED SINGLE STOREY
REAR EXTENSION
MEASURING 8.00M BEYOND
THE REAR WALL OF THE
ORIGINAL DWELLING, 4.00M
MAXIMUM HEIGHT AND 2.40M
TO HEIGHT OF EAVES

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

Compliance with the GPDO (2015)

DESCRIPTION OF SITE

The proposed site comprises a detached stone, render and tile dwellinghouse and its associated curtilage, situated in the Horton ward. Additionally, the proposed site is within an area of Staffordshire Moorlands greenbelt. A pocket of open greenbelt land is situated to the North of the site, separating the site from the neighbours at Blackwood Old Hall Farm, Blackwood Hill Lane. The rear curtilage of the site adjoins an area of open greenbelt land to the East. The Blackwood Hill Lane highway runs adjacent to the proposed site on the West.

PROPOSAL

The proposed development consists of two separate single storey rear extensions. The extensions will have a maximum height of 4.0 metres and maximum eaves height of 2.58 metres measured externally from natural ground level. They will have a depth of 8.0 metres. Materials used in the construction of the proposed extensions would match those used in the construction of the existing dwellinghouse, including stone, render and tiles.

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

05/00188/BOC – Minor amendment – limited rebuilding. Closed.

CONSULTATIONS

Publicity

Site Notice expiry date: 24/12/2021

Neighbour consultation period ends: 06/12/2021

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 extensions to the dwellinghouse adhere 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 extensions will be solely used as part of the living space of the residents to fully maintain its status as a dwelling, thus making them 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 extensions 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 extensions 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 extensions would exceed the maximum roof or eaves heights of the existing dwellinghouse.

As the extensions would not be constructed on the principal elevation of the dwelling, nor would they front the highway and form a side elevation of the existing

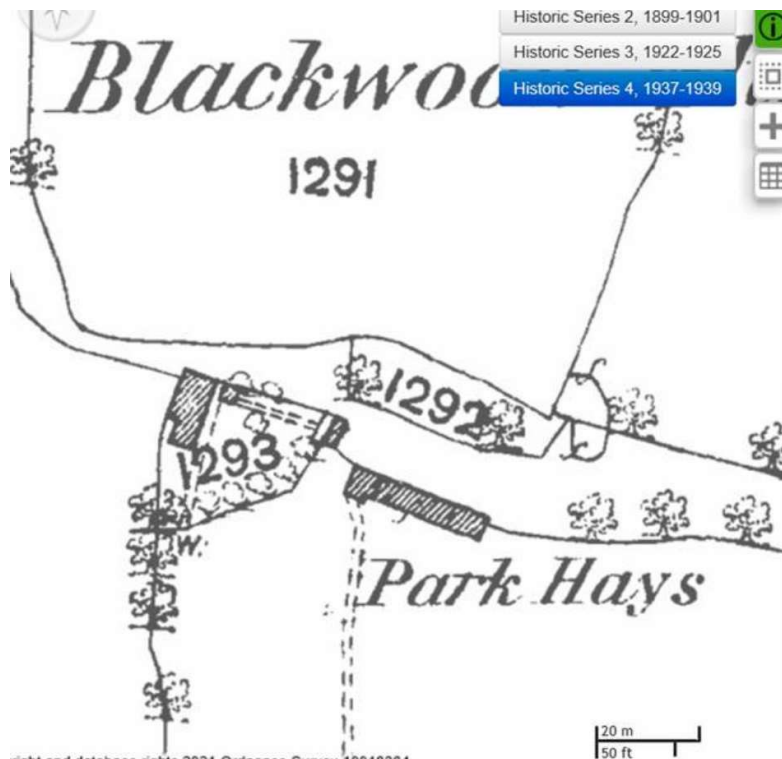
dwellinghouse, this would be in compliance with Class A.1 (e.i) and (e.ii).

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 4.0 metres and a depth of 8.0 measured externally, the extensions would be under the 4 metre height limit and fit within the 8 metre projection limit on detached dwellinghouses.

The enlarged parts of the dwellinghouse do not have more than a single storey and therefore, Class A.1 (h) does not stand applicable to the proposed development.

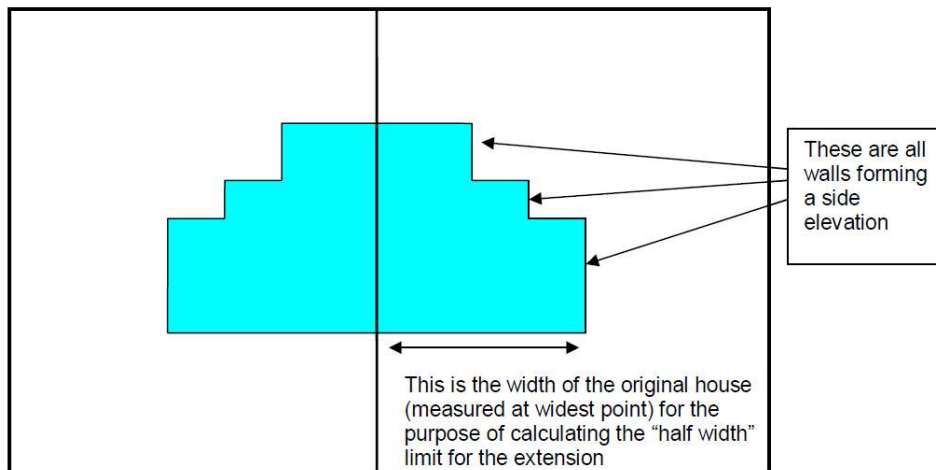
With respect to Class A.1 (i), if the proposed extension would be positioned 2 metres from the curtilage boundary of the dwelling, the eaves height cannot exceed 3 metres. Thus, as the eaves height of the proposed extensions would be 2.4 metres, the development would conform to this restriction.

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. Initially, plans were submitted demonstrating one full extension which spanned across the full rear elevation of the original dwellinghouse, wrapping around the external wall of the room where the stairs are located on the proposed plans, which is considered as an original side elevation. Historic maps of the site from before 1947 show a bit stepping off from the main rear elevation of the dwelling, indicating that the lean to bit is part of the original dwellinghouse. Even if this was an extension, it had been built before 1947.

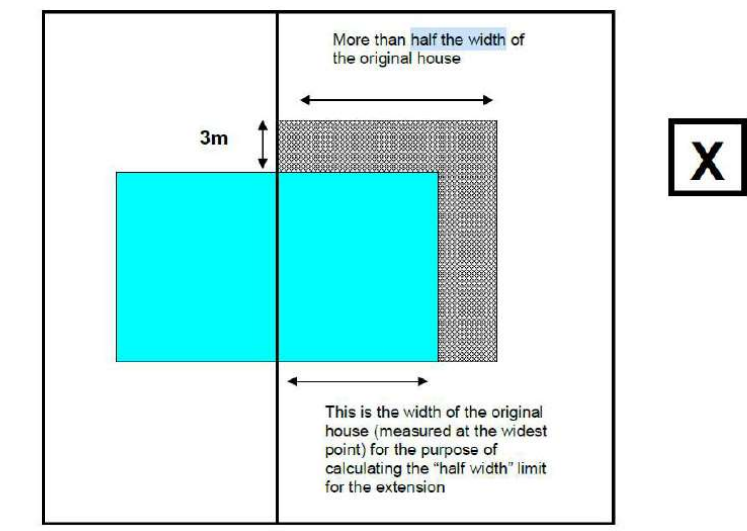


Therefore, as the proposed extension would have extended beyond an original side elevation of the dwellinghouse and would have a width greater than half the width of the original dwellinghouse, Class A.1 (j.iii) would be breached.

This scenario is covered in the Government Technical guidance. The diagram below shows that where the original rear elevation is “stepped” as was the case here, each “step” forms a side elevation.



Where a rear extension wraps around a side elevation, the total width across its rear elevation must not exceed half the width of the original dwelling. This is illustrated in the diagram below from the technical guidance and reflected the situation here in that the extension exceeded half the width of the original dwelling. On this basis the proposal was clearly not permitted development.



Revised plans have been submitted, showing a clear split between two separate rear extensions. One of the extensions would extend from the rear wall of the lounge and the other extension would extend off the rear wall of the pantry, bathroom and the

room leading to the stairs. Separating the initially proposed extension into two means that they would not wrap around an original side elevation of the dwellinghouse, creating a series of stepped extensions to ensure that they would comply with Class A.1 (j.iii). I note that a very small amount of one of the proposed extensions extends around the diagonal original side elevation of the external pantry wall. It has been conditioned that this shall not happen, and that the rear extension shall not extend beyond this side elevation at all.

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 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.

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 stone, render and tiles.

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, subject to all conditions raised.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 24/12/2021

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council