

DELEGATED DECISION REPORT

HNT/2022/0007
Valid 17/02/2022

17 OSTLERS LANE
CHEDDLETON

APPLICATION TO DETERMINE IF
PRIOR APPROVAL IS REQUIRED
FOR A PROPOSED SINGLE
STOREY REAR EXTENSION
CREATING AN ENLARGED
KITCHEN, DINER AND UTILITY
ROOM. EXTENSION WILL
EXTEND BEYOND THE REAR
WALL BY 5.06M, MAXIMUM
HEIGHT OF THE EAVES WILL BE
3.60M AND THE HEIGHT OF THE
EAVES OF THE EXTENSION WILL
BE 2.68M.

(HOUSEHOLDER NOTIFICATION
APPLICATION)

MAIN ISSUES

- Consider whether or not the proposed single-storey rear extension complies with domestic Permitted Development Rights and as a result if the scheme is eligible to be considered by a Prior Approval Notification for a Larger Homes Extension.
- Consider if the development is acceptable in terms of neighbour amenity impact but only in the event of a neighbour objection(s) being received.

DESCRIPTION OF SITE

The application site is 17 Ostlers Lane Cheddleton, a semi-detached, two-storey dwelling which sits within a generously sized, rectangular shaped plot of land to the east of Ostlers Lane. The dwelling is west facing and benefits from off-road parking and a good size rear garden. Boundaries are marked by timber panel fencing and trees and hedgerows. There are no significant land level changes within the site and the attached dwelling appears to be at the same/similar level. The dwelling to the south sits on higher level land and the two dwellings are separated by their respective driveways.

The site is within the Cheddleton Development Boundary and there are no Listed Buildings/structures or protected trees either within or near to the dwelling. Number 17 is outside of the Cheddleton Conservation Area; its boundary includes Ostlers Lane itself but none of the dwellings immediately to the north or south.

PROPOSAL

A single-storey, pitched roof rear extension constructed using matching brickwork with a tiled roof. The extension will allow the formation of an open-plan kitchen/dining area and a separate utility room. Internal remodelling will also allow provision of a ground floor WC. The extension

would be served by a single pedestrian width door within the southern side wall. Outwards opening French doors and a single window would be inserted within the rear extension wall.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Planning policies are only taken into account if any neighbour(s) raise an objection to the proposal and then only in respect of amenity impact(s) upon any adjoining premises.

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS8 Larger Villages Areas Strategy
DC1 Design Considerations

National Planning Policy Framework

12: Achieving well-designed places

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
2. Space About Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Neighbour consultation period ends:15/03/2022.

Public Comments: No representations received within the statutory consultation period.

Cheddleton Parish Council: The Council question whether Full planning permission is required.

OFFICER COMMENTS

This is a Householder Notification application for the erection of a single-storey rear extension. It is noted that the plans show alterations to the front porch area, however this does not form part of the application.

The General Permitted Development Order (2015) (as amended), Schedule 2, Part 1, Class A is the part of the GPDO to be considered in respect of a single-storey, rear extension. Applicable to this application is the allowance for a semi-detached dwelling to be extended between 3.0m and 6.0m (subject to compliance with other criteria and satisfying the requirements of the Householder Notification procedure).

Consideration of Class A is as follows;

- A) Dwelling is not formed as a result of a Part 3, Class G, M, MA, N, P, PA or Q application;
- B) Extensions would not exceed 50% of the total area of the curtilage;
- C) Extension would not exceed the height of the highest part of the existing house;
- D) Eaves of the extension would not exceed the height of the eaves of the existing house;
- E) Does not extend beyond a principal elevation and does not front a highway and form a side extension;

This is an application under the larger extension procedure of the GPDO, therefore Class A.1 (f) does not apply. A.1 (g) links to the provisions of the larger homes notification procedures. Extension is not upon restricted land, in this case it is not on article 2(3) land nor on a site of special scientific interest.

The dwelling currently benefits from a single storey, store/wc/porch area. Part of this building has a pitched roof and straddles the boundary with the neighbouring property, it appears to be original. The rear porch section/area is a later addition. The scheme would see all, bar a small section of boundary wall, being removed to allow for the new build. The extension would project approximately 5m from the two-storey, rear wall of the house. the new pitched roof would not exceed 4m (3.6m to the ridge).

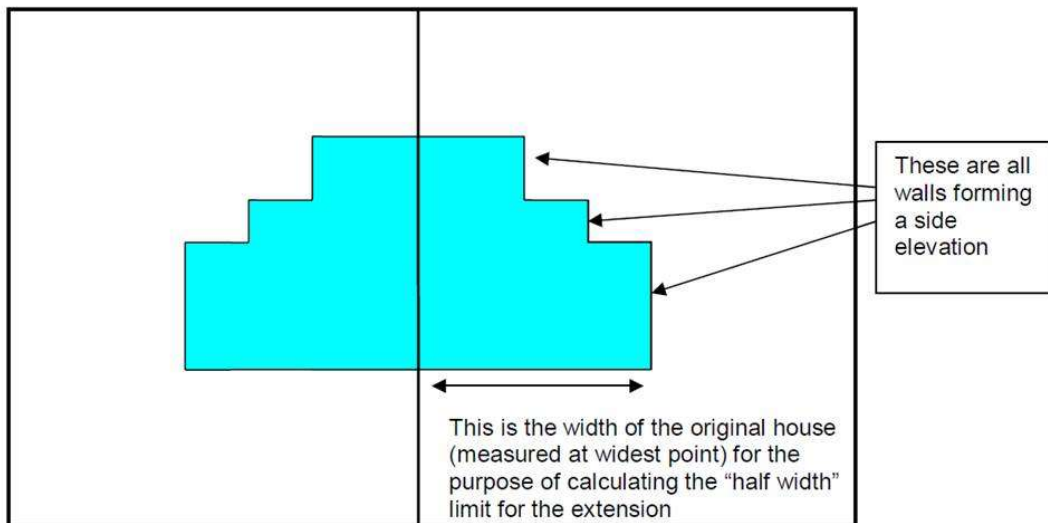
H) Does not relate to an extension greater than single storey in height;

I) Eaves height does not exceed 3.0m;

J) The plans show that the existing ground floor rear store/porch/wc would be removed. Historic maps (below) show that this is part of the original dwelling. However, in accordance with the Class A provisions (and Technical advice – see diagram below), the fact that much of the existing single storey section is original, means that the new extension would in fact be classed as a side extension of part of the original house (although it is recognised that two of the 3 outer walls would be removed and the existing space subsumed into the proposed extension. The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse. The application fails the Class A tests on this point.



ABOVE: Historic Map



ABOVE: Diagram from PD Technical Guide.

K) Does not include provision of verandah, balcony or raised platform; relate to microwave antennas, chimneys, flue, soil, vent pipe or any alteration to the roof of the house.

L) Dwelling house is not built under Part 20 of this Schedule.

A.2 (a-d) Not applicable as the dwelling is not on Article 2(3) land.

A.3 (Conditions). Based on the information submitted it is understood that materials will be of

a similar appearance. No upper floor windows are proposed and the addition is not more than a single- storey enlargement.

In accordance with the regulations immediate neighbouring properties have been notified of the application; no objections have been received from residents and therefore consideration of the policies relevant to neighbour amenity impact are not engaged.

CONCLUSION / PLANNING BALANCE

Based on the information submitted as part of the application it is concluded that the proposed ground floor rear extension does not comply with the Class A criteria and the application cannot be approved as a prior notification scheme.

The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse and as such in the opinion of the authority the proposed development does not comply with, the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) of the Town and Country Planning (General Permitted) Development Order 2015.

OFFICER RECOMMENDATION : Refuse.

Case Officer: Lisa Jackson

Recommendation Date: 31/03/2022.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council