DELEGATED DECISION REPORT

HNT/2022/0010 **Valid 10/03/2022**	**4 NEW ROAD** **WERRINGTON**	**PROPOSED SINGLE STOREY REAR EXTENSION.** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Consider whether or not the proposed single-storey rear extension complies with domestic Permitted Development Rights and 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

A semi-detached, brick and render, two-storey, hipped roof dwelling sat within a rectangular-shaped plot of land. There is garden space at the back of the house and off-road parking at the front. Boundaries are mainly marked by hedgerows and land levels within the site drop towards the rear boundary. At the time of the site visit, the dwelling was undergoing renovation. A rear outrigger has been demolished, as had a single, flat roof garage.

The application site is within the Werrington Development Boundary and an area identified as a low-risk, coal development area. The site does not form part of any Conservation Area and there are no Listed buildings/structures nor any protected trees within the vicinity.

PROPOSAL

A single, storey, flat roof rear extension to provide a large kitchen/dining area with the existing kitchen space becoming a utility room. The extension would have external dimensions of 6.0m (projection from rear wall of the house) x 5.448m, have a flat roof and render wall finish. Within the rear elevation there would be large, floor to ceiling glazed doors. The plans show the intent to form a raised patio area complete with glazed safety guard and steps leading to the lower level garden. The lower section of the extension would have a brickwork wall finish (to match the existing house) which would continue through to the rear stairs area.

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.

<u>Staffordshire Moorlands Local Plan</u>

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

SMD/2021/0661 Proposed Two Storey Rear Extension. Refused.

CONSULTATIONS

Publicity

Neighbour consultation period ends: 05/04/2022.

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

Werrington Parish Council: No representations received during the statutory consultation period.

OFFICER COMMENTS

This is a Householder Notification application for the erection of a single-storey rear extension.

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) Extension 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.

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

I) The extension would be within 2m of the boundary of the dwelling however the eaves height would not exceed 3.0m. The development (house extension and raised platform area) would have a staggered level arrangement meaning that the rearmost part of the extension would be greater than 3m, however the height measurement is taken from the floor level of the rear of the existing dwelling, meaning that this part of Class A is complied with. It is noted that the application description has included different height measurements, however these are incorrect as it appears the applicant/architect has measured the extension from an alternative ground level point.

K) The application unfortunately fails on this part of Class A as the scheme clearly includes provision of a balcony/raised platform which forms an integral part of the scheme. Both the GPDO and the Permitted Development Technical Guidance define 'raised' (in relation to a platform), as meaning a platform with a height greater than 0.3 metres. The plans show this to be the intention as a means of providing access from the extension to the lower level garden area. The application therefore fails on this point. The raised patio is in excessive 0.3m being 0.9m in height.

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. The plans show that there would be an alteration to the bathroom window within the rear wall of the house. The plans also show the addition of a first floor side window which also appears to serve the bathroom, however the floor plan does not correspond and there is no information confirming whether or not this window would comply with the restrictions relating to upper floor, side windows.

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

That the application does not propose a form of Permitted Development due to the scheme involving provision of a raised platform greater than 0.3m high.

OFFICER RECOMMENDATION : REFUSE. Is not Permitted Development.

Case Officer: Lisa Jackson
Recommendation Date: 14/04/2022.

X

Signed by: Jane Colley Signature
On behalf of Staffordshire Moorlands District Council