

## DELEGATED DECISION REPORT

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HNT/2022/0013  
Valid 12/04/2022

HEATHER ROCKS MOSS  
HILL  
STOCKTON BROOK

PROPOSED SINGLE STOREY  
EXTENSION TO REPLACE  
LEAN TO. PROPOSED  
EXTENSION TO EXTEND  
6.50M BEYOND ORIGINAL  
WALL OF DWELLINGHOUSE,  
MAXIMUM HEIGHT OF THE  
EXTENSION WILL BE 4M AND  
MAXIMUM HEIGHT OF THE  
EAVES WILL BE 2.80M.

(HOUSEHOLDER  
NOTIFICATION APPLICATION)

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### MAIN ISSUES

Compliance with the GPDO (2015)

### DESCRIPTION OF SITE

The application site comprises a detached three-storey dwellinghouse constructed of stone with a steeply pitched roof. The dwellinghouse is located on the North-Eastern side of Moss Hill and is set within substantial grounds. The application site is surrounded by dwellinghouses, however they are sited a substantial distance from the dwellinghouse due to the size of the plot and the size of the neighbouring houses' plots. The closest neighbouring dwelling at Fern Lea, Moss Hill is situated South-East of the site. The site is located within the village of Stockton Brook, within the North Staffordshire Green Belt and the Open Countryside.

### PROPOSAL

The proposed development is a single storey side extension, replacing a 1970's "lean-to" style conservatory. The extension will have a maximum height of 4 metres and an eaves height of 2.8 metres. It will have a width of 6.5 metres. The materials to be used in the construction of the proposed extension will match those used in the construction of the existing dwellinghouse, including course grit sandstone.

## **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**

HNT/2022/0001 – Extension to rear to form an orangery. Approved.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 24/05/2022

Neighbour consultation period ends: 10/05/2022

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 side 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 side extension will be solely used as part of the dwelling's living space, thus making it compliant with this criterion.

In accordance with Class A.1 (b) of the GPDO, the ground coverage of the building combined with the addition of the extension will 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 heights of the existing dwellinghouse; otherwise the development is not permitted. Neither the height of the roof or the eaves of the single storey extension will exceed the

maximum roof or eaves heights of the existing dwellinghouse.

As the extension will not be constructed on the principal elevation of the dwelling, nor will it front the highway and form a side elevation of the existing dwellinghouse, Classes A.1 (e.i) and (e.ii) are not applicable.

As the proposed conservatory is a side extension, it would not conflict with Class A.1 (g).

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

Class A.1 (i) states that if the proposed extension would be positioned 2 metres from the curtilage boundary of the dwelling, the eaves height of the proposed extension cannot be above 3 metres. The extension will be sited more than 2 metres from the curtilage boundary and therefore A.1 (i) is not applicable.

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 extension would not exceed 4 metres in height or have more than a single storey. Initially, the width of the proposed extension combined with the width of the existing extension would be greater than half the width of the original dwelling. Revised plans have since been submitted, reducing the total width of the extension to be half the width of the original dwelling (6.5 metres), meaning that the proposed extension is permitted development.

With regard to Class A.1 (ja), any total enlargement including the addition of further enlargements to existing enlargements, cannot exceed the limits set out in Class A.1 (e-j). The total width of the original dwellinghouse is 13 metres. Initially, the proposed extension had a width of 6 metres. Combined with the existing extension (which has a width of 1.5 metres), the total extended area would exceed half the width of the original dwellinghouse (being 7.5 metres in total). Revised plans have since been submitted, reducing the width of the proposed extension to 6.5 metres, in order to comply with Class A.1 (ja).

The proposed extension would not include the addition of 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.

In order to comply with the conditions raised in Class A.3 of the GPDO, the proposed extension will 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.

Due to no neighbour objection being raised within the consultation period given, the necessity to consider neighbour amenity is not required.

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 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.

**OFFICER RECOMMENDATION:      APPROVE**

**Case Officer: Hannah Hollins**

**Recommendation Date: 24/05/2022**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**