DELEGATED DECISION REPORT

HNT/2022/0016 **Valid 20/04/2022**	**BODKINS BANK FARM** **CONGLETON ROAD** **MOW COP**	**ERECTION OF SINGLE STOREY REAR EXTENSION, EXTENDING 7.95M BEYOND REAR WALL, MAXIMUM HEIGHT WILL BE 3.98M AND MAXIMUM HEIGHT OF THE EAVES WILL BE 2.33M MEASURED EXTERNALLY FROM NATURAL GROUND LEVEL.** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Whether or not the proposed extension can be erected via the submission of a “Large House Extension” application under Class A or Part 1 of the GPDO
- If the extension can be erected via this process, the impact on residential amenity

DESCRIPTION OF SITE

The site is in the countryside a short distance to the north-east of Mow Cop and on the east side of Congleton Road which runs along the District boundary and which provides the access to the site. It comprises a traditional stone two-storey detached farmhouse which from historical maps in 1930 does not appear to have been extended before. It is surrounded mainly by fields and farm buildings. The land slopes downwards towards the east. The land is in the Green Belt. The site is not in a Conservation Area or a SSSI.

PROPOSAL

The proposal comprises a single-storey rear extension which would project a maximum of 7.95 metres from the original rear wall of the farmhouse and would span the whole of this rear wall. It would replace an existing single-storey outrigger. One part of the extension would have a roof with rear gable, the other would have a roof with side-facing gable. It would have matching stone walls and grey roof tiles for the roof, also matching the existing house. It would have a max height measured from the ground outside the north-west facing side wall of 3.95 metres and a ground to eaves height of 2.33 metres. Due to the sloping land, the ground to ridge height measured from the other side of the extension would be approx. 5.0 metres.

The application is a Notification for Prior Approval for a Proposed Larger Home Extension. The 2015 amendment to the GPDO and subsequent amendments allow single storey rear extensions for detached dwellings to be built up to 8.0 metres from the original rear wall of the house without needing full planning permission, providing the site is not in a Conservation Area or SSSI and that the other parts of Class A of Part 1 of the GPDO are complied with. However, the GPDO requires the applicant to notify the Council of any such extension that projects between 4.0 and 8.0 metres from the original rear wall of the dwelling and which would have a height not exceeding 4.0 metres. This is the reason for the submission of this "Notification of a proposed larger home extension" application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

02/00092: Two-storey side extension and front and rear single-storey extensions. Approved. Not implemented.

SMD/2020/0471: Single-storey rear extension replacing existing rear projection. Withdrawn.

CONSULTATIONS

Publicity

Neighbour consultation period ends: 17.05.22

Public Comments

None.

OFFICER COMMENTS

Although the extension is very large, it is clearly intended to be used for additional accommodation and habitable rooms for the house, judging from the layout. This is realistic as the existing ground floor accommodation is rather cramped and is not compatible for the trend for large open-plan shared living/kitchen/dining spaces.

The proposal is in line with criterions (f) and (g) of Part 1 Class A relating to single-storey rear extensions in that it does not project more than 8.0 metres from an original rear wall and does not exceed a height of 4.0 metres. Page 6 of the government's Permitted Development Rights for Householders - Technical Guidance document explains that the "height" measurement is taken from the highest part of the ground adjacent to the extension. So although the extension exceeds a height of 4.0 metres next to the south-east side wall, the highest part of the ground outside the whole extension is outside the north-west side wall and from here, the height from ground to ridge is 3.95 metres and therefore complies with the height restriction under Class A (g). The extension also does not conflict with any other part of Class

A (relating to house enlargements) of Part 1 (development within the curtilage of a dwelling) of the GPDO.

Under the GPDO, the Council must notify adjacent neighbours in writing of the proposal and invite comments within 21 days. If objections have been received from any neighbour, the prior approval of the Council is then required and the Council must assess the impact of the extension on the residential amenities of the area (and not just the amenities of the objector).

For this case, no comments have been received by neighbours.

If approval is given, the conditions in the GPDO state the extension must have finishing materials which match the dwelling (except in the case of a conservatory). As the extension would comprise stone walls and grey roofing tiles, this would for the purposes of Part 1 of the GPDO, comply with the condition.

There are side extensions shown on the drawings in a fainter line. These relate to a separate proposal which is part of a submission included in a separate PD enquiry (ref PD/2022/0012).

Therefore the Council can approve the proposed rear extension being built under permitted development without the need for full planning permission via the submission of a full householder planning application.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 1.6.22

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council