

DELEGATED DECISION REPORT

HNT/2022/0022
Valid 30/06/2022

14 VALE VIEW
CHEDDLETON

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR GAMES
/GARDEN ROOM AT LOWER
GROUND FLOOR LEVEL -
EXTENDING BEYOND REAR
WALL BY 5.0M EXTERNALLY,
MAX HEIGHT OF 3.6M AND
MAX HEIGHT AT THE EAVES
OF 2.35M MEASURED FROM
NATURAL GROUND LEVEL

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

- Compliance with HNT under GPDO(2015) Schedule 2 Part 1 Class A
- Whether there is an objection from any owner or occupier of any adjoining premises

DESCRIPTION OF SITE

Recent modern split level detached dwelling with lower ground floor to rear in generous plot at head of cul de sac.

PROPOSAL

As in the description, a single storey rear extension built off the original two storey rear elevation. Scaling from the drawings, the extension would project 5m and have a breadth (width) across the back of 5.9m. The maximum height would be 3.6m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles

SS2 Settlement Hierarchy

SS10 Other Rural Areas Area Strategy

DC1 Design Considerations

DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2000/0493 [00/00486/FUL] – Substitution of house types (plots 2-14 and 22-24) – approved

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: 22nd July 2022

Press Advert: N/A

Public Comments

None received

OFFICER COMMENTS

Principle of Development

A larger home extension of up to 8m projection off an original rear elevation of a detached dwelling is permissible as PD subject to the prior notice procedure being followed as is put forward by the applicant here.

Under the relevant PD provisions as set out in Part 1 of Schedule 2 to the GPDO(2015), Condition A.4(2) (b) requires the applicant to submit
(b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined.

All adjoining land / property owners have been notified by the LPA in accordance with Condition A.4(5). There have been no representations received within the prescribed minimum time ending, in this case, 22nd July 2022 (with a check having been made on the 10th August that there are none awaiting transfer to the file).

In the absence of any representation raising objection to the proposal there is no requirement for prior approval of the LPA (Condition A.4(7)).

In this case it is noted that the rear extension would also amount to a partial side extension of an existing bay. Assuming the bay to be original, in order to be compliant with the PD criteria, the current proposal would need to be not greater in its width to the side of the bay than half the width of the original dwelling. The original dwelling is found to have a width of 11.4m. The width of the extension to the side of the bay is 5.6m and therefore within the limit of 5.7m (this being half the overall 11.4m width).

The extension would be single storey and would not exceed 4m in height. The height of the eaves (c.2.3m) is under 3m and there is therefore no minimum separation required to neighbour boundaries. The application is found to meet all the other relevant parameters of Part 1 Class A.

In terms of A.3 the proposed materials are to match the existing dwelling, and would therefore meet this test.

CONCLUSION / PLANNING BALANCE

Having considered all applicable criteria under Class A of Part 1 (GPDO Schedule 2) it is found that the proposal does come within the relevant limits in order to be considered PD.

There having been no objection raised by any adjoining neighbour there is no basis for the LPA to consider the application further.

OFFICER RECOMMENDATION : **Prior approval not required**

Case Officer: Arne Swithenbank

Recommendation Date: 10th August 2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council