DELEGATED DECISION REPORT

HNT/2022/0023 **Valid 06/07/2022**	**10 VILLA ROAD** **CHEDDLETON**	**PROPOSED SINGLE STOREY REAR EXTENSION MEASURING 5.6M BEYOND THE REAR WALL OF THE EXISTING DWELLING, 3.1M MAXIMUM HEIGHT AND 2.6M TO HEIGHT OF EAVES** **(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 on a residential street on the former hospital site to the north-west of Cheddleton village and is in the Green Belt. It comprises a semi-detached Victorian style two-storey dwelling which is one of row of similar dwellings which face Villa Road to the north. There are similar dwellings opposite and to the rear lies a chapel and new development on the former hospital site.

PROPOSAL

The proposal comprises a single-storey rear extension which would project a maximum of 5.6 metres direct from an original rear wall of the house. It would be a flat-roofed structure with a height of 3.1 metres (2.6 metres to the eaves) but a proposed glass roof-top lantern would take the max height up to 3.9 metres. The walls would have a brick finish to match the house.

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 3.0 and 6.0 metres from the original rear wall of a semi-detached 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

HNT/2022/0020: Refused.

CONSULTATIONS

Publicity

Neighbour consultation period ends: 28.07.22

Public Comments

None.

OFFICER COMMENTS

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 6.0 metres from an original rear wall and does not exceed a height of 4.0 metres. 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 bricks, this would for the purposes of Part 1 of the GPDO, comply with the condition.

A previous “Notification for Prior Approval for a Proposed Larger Home Extension” for the proposed extension was submitted earlier this year (HNT 2022 0020). This was refused because the drawings showed a canopy addition off the rear edge of the roof which if taken into account as being part of the extension would have resulted in the projection from the original rear wall exceeding 6.0 metres and therefore the whole structure would not be able to be built under permitted development and a full planning application would be required.

However, this new revised application shows the canopy to be removed and therefore no part of the enlargement to the house would be over 6.0 metres from the rear wall.

Therefore the Council can now approve the proposed amended 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: 17.8.22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council