

DELEGATED DECISION REPORT

HNT/2022/0028
Valid 10/08/2022

2
OLD VICARAGE COTTAGE
DIMBLE LANE
ALTON

PROPOSED SINGLE STOREY
REAR EXTENSION WITH
PITCHED ROOF EXTENDING
3M BEYOND THE REAR WALL
OF THE ORIGINAL DWELLING,
MAX HEIGHT 3.2M AND MAX
HEIGHT AT EVES 2.3M
MEASURED FROM NATURAL
GROUND LEVEL.

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

Compliance with the GPDO (2015)

DESCRIPTION OF SITE

The proposed site comprises a semi-detached brick, stone and tile dwellinghouse and its associated curtilage, situated in the Alton ward. Additionally, the proposed site is within the Alton Development Boundary, where positive development is encouraged to be concentrated. The site is enclosed by neighbouring dwellinghouses on the North, East and West. The Vicarage, Limekiln Lane is situated to the East of the site and The Old Vicarage, Dimble Lane is located to the West. The adjoining neighbour (No. 1 Old Vicarage Cottage, Dimble Lane) is to the North of the site. The Dimble Lane highway runs adjacent to the proposed site on the East.

PROPOSAL

The proposed development consists of a single storey extension to the principal elevation of the dwelling. The extension is proposed to have a maximum height of 3.2 metres and maximum eaves height of 2.3 metres measured externally from natural ground level. It would have a depth of 6.0 metres. Although revised details have since been submitted, reducing the depth of the proposed extension to 3.0 metres, the Council has based its decision on the original plans.

The HNT process is for development which would exceed the requirements of A.1 (f) of the GPDO. Therefore, a reduction to 3m, would not fall within this process. Notwithstanding this, there are other reasons, as discussed below which result in this application having to fail. Materials used in the construction of the proposed

extension would match those used in the construction of the existing dwellinghouse, including red / brown facing brickwork and grey Marley Eternit "Modern" tiles.

Although the proposed extension is described as a single storey rear extension, the Council believe that it is a single storey extension to the principal elevation of the dwelling. The Permitted development rights for householders: Technical Guidance document provides the following definition of "principal elevation":

*"Principal elevation – in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually **contain the main architectural features** such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house."*

Although the applicants have suggested that the proposed extension would be a rear extension, there is a substantial amount of evidence to conclude that the principal elevation of the dwelling is the West facing elevation. The West facing elevation incorporates a number of features which indicate that this was the original principal elevation of the dwelling, including uniformly arranged windows with brick arched headers above them. Furthermore, the East facing elevation which the applicants consider the principal elevation does not have any architectural features which indicate that it was ever the principal elevation. It is clear that the roadside East facing elevation has had a later single storey addition, again indicating that this was not the original principal elevation. Thus, as the Council understand the principal elevation to be the West facing elevation due to its detailed ornamentation which cannot be seen on the East elevation, the proposed extension is believed to be positioned on the original principal elevation of the dwelling.

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

SMD/2021/0521 – Single storey rear extension. Withdrawn.

CONSULTATIONS

Publicity

Site Notice expiry date: 21/09/2022

Neighbour consultation period ends: 02/09/2022

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 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 extension will be solely used as part of the living space of the residents to fully maintain its status as a dwelling, thus making it compliant under 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 would 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 height of the existing dwellinghouse; otherwise the development is not permitted. Neither the height of the roof or the eaves of the single storey extension would exceed the maximum roof or eaves heights of the existing dwellinghouse.

As the extension would be constructed on the principal elevation of the dwelling, Class A.1 (e.i) would be breached. Although the applicants have stated that the West facing elevation where the proposed extension would be located is the rear elevation, there is a substantial amount of evidence in the form of main architectural features to conclude that this elevation is the principal elevation. For instance, the uniformly arranged windows with the arched brick headers above them.

As the proposed extension would not front a highway and form a side elevation of the dwellinghouse, this would conform with Class A.1 (e.ii).

In respect of Class A.1 (f) this is not applicable to this application. However in terms of A.1 (g), even in the event that the west elevation was considered to be the rear elevation, the site lies within the Alton Conservation Area, whereby rear extensions, under the Household notification procedure are not permitted. The extension would therefore fail Class A.1 (g).

The enlarged part of the dwellinghouse does not have more than a single storey and

therefore, Class A.1 (h) does not stand applicable to the proposed development.

With respect to Class A.1 (i), if the proposed extension would be positioned 2 metres from the curtilage boundary of the dwelling, the eaves height cannot exceed 3 metres. The extension would be positioned within 2m of the common boundary with No. 1 Old Vicarage Cottage, Dimble Lane. However, as the eaves height of the proposed extension would be 2.3 metres, the development would conform to this restriction.

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. As the proposed extension would be located on the principal elevation of the dwellinghouse, this criterion is not applicable.

With regard to Class A.1 (ja), any total enlargement including the addition of further enlargements to existing enlargements, cannot exceed any of the limits set out in Class A.1 (e-j). The proposed extension would breach Class A.1 (e.i), meaning that it would not conform to this criterion.

The proposed extension would not include the addition of any new ornamentation features such as 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 fall within article 2(3) land (the Alton Conservation Area), therefore Class A.2 is applicable. None of the conditions raised as a result of this have been breached.

The proposed development would 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 be of a similar appearance to those used in the construction of the existing dwelling, including red / brown facing brickwork and grey Marley Eternit "Modern" tiles.

Permitted development rights in relation to the proposed site remain intact.

CONCLUSION / PLANNING BALANCE

As the proposed extension would be located on the principal elevation of the dwelling, it would breach Class A.1 (e.i), therefore meaning that it would not be permitted development. Although the applicants have stated that the roadside East elevation is the principal elevation, it is clear that the main architectural features of the dwelling are on the West facing elevation, in accordance with the definition of "principal elevation" provided. As a result the proposed extension is not permitted development. Moreover, in the event that the west elevation was considered to be the rear elevation, this notification application would fail to comply with Schedule 2, Part 1, Class A (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Hannah Hollins

Recommendation Date: 21/09/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council