

DELEGATED DECISION REPORT

HNT/2022/0032
Valid 31/08/2022

4 NEW ROAD
WERRINGTON

PROPOSED SINGLE STOREY
REAR KITCHEN/DINING ROOM
EXTENSION MEASURING
6.00M BEYOND THE REAR
WALL OF THE EXISTING
DWELLING, 3.82M MAXIMUM
HEIGHT AND 3.5M TO HEIGHT
OF EAVES

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

- Consider whether or not the proposed single-storey rear extension complies with domestic Permitted Development Rights and if the scheme is eligible to be considered by a Prior Approval Notification for a Larger Homes Extension.
- Consider if the development is acceptable in terms of neighbour amenity impact but only in the event of a neighbour objection(s) being received.

DESCRIPTION OF SITE

A semi-detached, brick and render, two-storey, hipped roof dwelling sat within a rectangular shaped plot of land. There is garden space at the back of the house and off-road parking at the front. Boundaries are mainly marked by hedgerows and land levels within the site drop towards the rear boundary. At the time of the site visit, the dwelling was undergoing renovation. A rear outrigger has been demolished, as has a single, flat roof garage. The application site is within the Werrington Development Boundary and an area identified as a low-risk, coal development area. The site does not form part of any Conservation Area and there are no Listed buildings/structures nor any protected trees within the vicinity.

PROPOSAL

A single-storey, flat-roof rear extension to provide a large kitchen/dining area with the existing kitchen space becoming a utility room. The extension would have external dimensions of 6.0m (projection from rear wall of the house) and span the full width of the dwelling. The extension would have a flat roof and part brick/part render wall finish. Within the rear elevation there would be large, floor to ceiling glazed doors. The plans show a flight of stairs leading to the rear garden/amenity area. The lower section of the extension would have a brickwork wall finish (to match the existing house) which would continue through to the rear stairs area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Planning policies are only taken into account if any neighbour(s) raise an objection to the proposal and then only in respect of amenity impact(s) upon any adjoining premises.

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS8 Larger Villages Areas Strategy
DC1 Design Considerations

National Planning Policy Framework

12: Achieving well-designed places

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
2. Space About Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HNT/2022/0021	Proposed single storey rear extension. Refused.
HNT/2022/0010	Proposed single-storey rear extension. Refused.
SMD/2021/0661	Proposed Two Storey Rear Extension. Refused.

CONSULTATIONS

Publicity

Neighbour consultation period. Expired.

OFFICER COMMENTS

This is a Householder Notification application for the erection of a single-storey rear extension. The General Permitted Development Order (2015) (as amended), Schedule 2, Part 1, Class A is the part of the GPDO to be considered in respect of a single-storey, rear extension. Applicable to this application is the allowance for a semi-detached dwelling to be extended between 3.0m and 6.0m (subject to compliance with other criteria and satisfying the requirements of the Householder Notification procedure).

Consideration of Class A is as follows;

- A) Dwelling is not formed as a result of a Part 3, Class G, M, MA, N, P, PA or Q application;
- B) Extension would not exceed 50% of the total area of the curtilage;
- C) Extension would not exceed the height of the highest part of the existing house;
- D) Eaves of the extension would not exceed the height of the eaves of the existing house;
- E) Does not extend beyond a principal elevation and does not front a highway and form a side extension;

This is an application under the larger extension procedure of the GPDO, therefore Class A.1 (f) does not apply. A.1 (g) links to the provisions of the larger homes notification procedures. The extension is not upon restricted land, in this case it is not on article 2(3) land nor on a site of special scientific interest.

H) Does not relate to an extension greater than single storey in height;

I) The extension would be within 2m of the boundary of the dwelling however the eaves height would not exceed 3.0m. The measurement is taken from the highest ground level point, in this case the base of the existing house rear wall. Technical Guidance confirms this stance as follows;

“Height” - references to height (for example, the heights of the eaves on a house extension) is the height measured from ground level. (Note, ground level is the surface of the ground immediately adjacent to the building in question, and would not include any addition laid on top of the ground such as decking. Where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building.)

As per the previously refused applications it is noted that again the application description has included different height measurements, however these are incorrect as it appears the applicant/architect has measured the extension from an alternative ground level point.

J) The plans show the removal of an existing outbuilding which has already taken place. The extension would project into the footprint of the former outbuilding, however as it no longer exists the extension would not have a width greater than half the width of the original dwelling.

JA) The extension would project from the original rear wall and therefore would not be joined with an existing extension.

K) Previous applications have unfortunately failed on this part of Class A as the schemes clearly included provision of a raised platform which forms an integral part of the scheme. Both the GPDO and the Permitted Development Technical Guidance define ‘raised’ (in relation to a platform), as meaning a platform with a height greater than 0.3 metres. The plans show a staircase leading to the rear garden and are required due to the land levels difference. It is noted that this application (although still proposing a flight of stairs) now does not include a large platform area at the top of them. The plans have been designed to accord with Building Regulations requirements meaning that a 400mm deep top step is the minimum depth required where doors are sliding/inwards opening. This application proposes bi-fold glazed doors and therefore a 400mm depth can be accepted. It is a common sense judgment that this scheme is not including a balcony/raised platform for the purposes of amenity, rather a safety aspect.

L) Dwelling house is not built under Part 20 of this Schedule.

A.2 (a-d) Not applicable as the dwelling is not on Article 2(3) land.

A.3 (Conditions). Based on the information submitted it is understood that materials will be of a similar appearance.

In accordance with the regulations immediate neighbouring properties have been notified of the application; no objections have been received from residents and therefore consideration of the policies relevant to neighbour amenity impact are not engaged.

CONCLUSION / PLANNING BALANCE

That the application complies with the relevant householder permitted development rights in respect of larger homes extensions.

OFFICER RECOMMENDATION : Approval.

Case Officer: Lisa Jackson

Recommendation Date: 12/10/2022.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council