DELEGATED DECISION REPORT

HNT/2022/0036 **Valid 20/10/2022**	**THE PASTURES RANDLES LANE** **WETLEY ROCKS**	**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A PROPOSED SINGLE STOREY REAR EXTENSION MEASURING 7M BEYOND THE REAR WALL OF THE EXISTING DWELLING, 4M MAXIMUM HEIGHT AND 2.7M TO HEIGHT OF EAVES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

Compliance with the GPDO (2015)

DESCRIPTION OF SITE

The proposed site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Cheddleton ward. Additionally, the proposed site is within the Wetley Rocks Development Boundary, where positive development is encouraged to be concentrated. The site is enclosed by neighbouring dwellinghouses on the North, South and East. Broadviews, Randles Lane is situated to the North of the site and Crossfields, Randles Lane is located to the South. The rear curtilage of the site adjoins curtilage space belonging to Blue Gate Farm, Cheadle Road to the East. The Randles Lane highway runs adjacent to the proposed site on the West.

PROPOSAL

The proposed development consists of a single storey rear extension. The extension would have a maximum height of 4.0 metres and maximum eaves height of 2.70 metres measured externally from natural ground level. It will have a depth of 7.0 metres. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse, including brick, tiles and white UPVC.

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/1977/0050 – Building of one bungalow. Approved.
SMD/1978/0048 – Erection of a bungalow. Approved.
SMD/1980/0533 – Building of one bungalow. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 01/12/2022
Neighbour consultation period ends: 11/11/2022
Press Advert: N/A

Public Comments

Neighbours have been notified in accordance with the procedure outlined within the GPDO. One public comment was received, expressing a number of concerns over the erection of the proposed extension. Concerns raised were as follows:

- The proposed roof lights / fenestration on the extension looking over their private amenity space and dwelling.
- The impact of the proposed extension on their patio area and the hedgerow creating the common boundary treatment.
- How the height of the proposed extension could impact the sun onto their patio / into their windows.
- How their garden would be left after the work is completed, in terms of the boundary treatment in place

Since this comment was received, a revised plan was submitted to the Council, removing all glazed areas from the elevation of the proposed extension which would face the neighbours at Broadviews. Also, the neighbour has confirmed that they are happy with the proposed permitted development fencing plans to replace the existing boundary hedge. Thus, this neighbour has confirmed that they no longer wish to object to the proposed extension.

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 rear 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 rear 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 rear 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 not be constructed on the principal elevation of the dwelling, nor would it front the highway and form a side elevation of the existing dwellinghouse, this would be in compliance with Class A.1 (e.i) and (e.ii).

This is an application under the larger extension procedure of the GPDO, therefore Class A.1 (f) does not apply. Under Class A.1 (g), the dimensions of the proposed development are within those permissible. With a maximum height of 4.0 metres and a depth of 7.0 metres measured externally, the extension would be under the 4 metre height limit and fit within the 8 metre projection limit on detached dwellinghouses.

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 Broadviews. However, as the eaves height of the proposed extension would be 2.70 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. The proposed extension will only extend beyond the original rear elevation of the dwellinghouse, meaning that it would comply with the above

permitted development criteria.

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 not exceed the 8 metre depth limit, the 4 metres height limit or 3 metre eaves height restriction on detached dwellinghouses.

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 not fall within article 2(3) land, therefore Class A.2 does not apply.

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 brick, tiles and white UPVC.

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

CONCLUSION / PLANNING BALANCE

This notification falls within the framework set out within Schedule 2, Part 1, Class A (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Due to there being no neighbour objections raised, there is no requirement to consider neighbour amenity, thus the proposal can proceed as permitted development. As a result the proposed extension is permitted development.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 01/12/2022

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council