DELEGATED DECISION REPORT

HNT/2022/0040 **Valid 12/12/2022**	**23 RENNIE CRESCENT** **CHEDDLETON**	**PROPOSED SINGLE STOREY REAR EXTENSION MEASURING 6.0M BEYOND THE REAR WALL OF THE EXISTING DWELLING, 3.5M 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 semi-detached brick and tile dwellinghouse and its associated curtilage, situated in the Cheddleton ward. Additionally, the proposed site is within the Cheddleton North Development Boundary, where positive development is encouraged to be concentrated. The site is enclosed by neighbouring dwellinghouses on the North and South. No. 25 Rennie Crescent is situated to the North of the site and No. 21 Rennie Crescent (the adjoining neighbour) is located to the South. The rear curtilage of the site adjoins Cheddleton Playing Fields to the West. The Rennie Crescent highway runs adjacent to the proposed site on the East.

PROPOSAL

The proposed development consists of a single storey rear extension. The extension would have a maximum height of 3.50 metres and maximum eaves height of 2.70 metres measured externally from natural ground level. It will have a depth of 6.0 metres. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse, including facing bricks, flat rubber roofing 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

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 23/01/2023
Neighbour consultation period ends: 02/01/2023
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 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 3.50 metres and a depth of 6.0 metres measured externally, the extension would be under the 4 metre height limit and fit within the 6 metre projection limit on semi-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. Thus, 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. Initially, the proposed extension extended beyond an original side elevation of the dwellinghouse. Although it did not exceed 4 metres in height or was not more than a single storey, it exceeded half the width of the original dwelling, meaning that Class A.1 (j.iii) would be breached. Revised plans have since been submitted, reducing the width of the proposed extension to run flush with the side wall of the original dwelling and changing the depth from 5.30 metres to 6.0 metres. Thus, the proposed extension would only extend beyond the original rear elevation of the dwellinghouse, meaning that the above permitted development criteria would no longer be applicable.

With regard to Class A.1 (ja), any total enlargement including the addition of further enlargements to existing enlargements, cannot exceed the limits set out in Class A.1 (e-j). The total measurement of the proposed extension would not exceed 6 metres in depth, 4 metres in height or 3 metres to the eaves, therefore meaning that it accords with this provision.

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 facing bricks, flat rubber roofing 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. Although there was initially a breach of Class A.1 (j.iii), in the sense that the proposed extension would have extended beyond an original side elevation and exceeded half the width of the original dwelling, this has been rectified so that the extension would no longer exceed beyond the original side elevation. As a result the proposed extension is permitted development.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 23/01/2023

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council