DELEGATED DECISION REPORT

HNT/2022/0042 **Valid 28/12/2022**	**LARK RISE STANLEY ROAD** **STOCKTON BROOK**	**PROPOSED DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF NEW SINGLE STOREY REAR EXTENSION.** **EXTENSION TO EXTEND BEYOND THE REAR WALL OF THE ORIGINAL DWELLINGHOUSE BY 4M, MAXIMUM HEIGHT OF THE EXTENSION 2.75M AND HEIGHT OF THE EAVES TO BE 2.50M.** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

Compliance with the GPDO (2015)

DESCRIPTION OF SITE

The proposed site comprises a semi-detached brick, render and tile dwellinghouse and its associated curtilage, situated in the Bagnall and Stanley ward. Additionally, the proposed site is on greenbelt land. The site is enclosed by neighbouring dwellinghouses on the North and South. The Golf Cottage, Stanley Road (the adjoining neighbour) is situated to the North of the site and Oakdene, No. 12 Stanley Road is located to the South. The rear curtilage of the site adjoins the curtilage of Greenway Hall Golf Club to the West. The Stanley Road highway runs adjacent to the proposed site on the East.

PROPOSAL

The proposed development consists of a single storey rear extension, which would replace an existing conservatory extension. The extension would have a maximum height of 2.75 metres and maximum eaves height of 2.50 metres measured externally from the highest point of natural ground level. It will have a depth of 4 metres. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse, including render, flat rubber roofing and brown 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

HNT/2022/0034 - Demolition of existing conservatory and construction of new single storey rear extension. Proposed extension to extend 4m beyond the wall, maximum height of the extension to be 2.75m and height of the eaves of the extension 2.50m. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 08/02/2023
Neighbour consultation period ends: 18/01/2023
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

Bagnall Parish Council do not object to the proposed extension.

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 2.75 metres and a depth of 4.0 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 2.50 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 would replace an existing conservatory extension to the rear of the dwellinghouse; there were no stepped side elevations on the original rear elevation of the dwellinghouse. Thus, the proposed extension would not be considered to extend beyond an original side elevation, therefore this rule is not 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. Steps are proposed from the rear elevation into the garden, however this does not amount to a raised platform or balcony. Therefore, Class A.1 (k) would not be breached.

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 render, flat rubber roofing and brown UPVC windows. Although the principal elevation of the dwellinghouse is constructed from brick, the rear wall of the dwelling is rendered. Thus, render is considered acceptable.

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: 08/02/2023

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council