DELEGATED DECISION REPORT

HNT/2023/0002 **Valid 13/01/2023**	**THE LEASOWS TOWN END LANE** **SWINSCOE**	**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A PROPOSED SINGLE STOREY REAR EXTENSION MEASURING 8M BEYOND THE REAR WALL OF THE EXISTING DWELLING, MAXIMUM HEIGHT 4M AND HEIGHT AT EAVES 3M** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

Compliance with the GPDO (2015)

DESCRIPTION OF SITE

The proposed site comprises a detached stone and tile dwellinghouse and its associated curtilage, situated in the Hamps Valley ward. Additionally, it is surrounded by a series of public rights of way; the Blore with Swinscoe 32 and Blore with Swinscoe 33 to the West of the site and the Bloor with Swinscoe 30, 31 and 27 to the East. A large pocket of open countryside land is situated to the North of the site, separating the site from its closest neighbour at Chapel House, Town End Lane. The Stanton Pastures & Cuckoocliff Valley SSSI is located to the West of the site, separated from the site by a large area of countryside. The Town End Lane highway runs adjacent to the proposed site on the North.

PROPOSAL

The proposed development consists of a single storey rear and side extension. The extension will have a maximum height of 4 metres and maximum eaves height of 3 metres measured externally from natural ground level. It will have a depth of 8 metres. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse, including natural stone, clay tiles and timber windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

GPDO (2015) Schedule 2 Part 1 Class A

Permitted development rights for householders: Technical Guidance

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1979/1554 – Conversion of cattle shed / barn to dwelling house. Closed.
SMD/1980/0044 – Conversion of barn to holiday accommodation. Approved.
SMD/1980/1359 – Erection of carport. Approved.
SMD/1984/0225 – Extension to form bedroom and wood cellar. Approved.
SMD/2020/0173 – Single storey rear extension to provide living space and allow accessible reconfiguration of the existing property. Refused.
SMD/2020/0260 – Lawful development certificate for a proposed replacement of a dilapidated greenhouse, concrete base and area of hardstanding with the erection of a lightweight steel storage building to house animal fee / land maintenance equipment. Approved.
HNT/2021/0036 – An application to determine if prior approval is required for a proposed single storey, dual pitched extension to the rear of the existing dwelling house. Natural stone facing, clay tile roof finish, timber windows. Refused.
HNT/2022/0039 – Application to determine if prior approval is required for a proposed single storey rear extension measuring 1.5m beyond the rear wall of the existing dwelling, 3.5m maximum height and 2.8m to height of eaves. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 24/02/2023
Neighbour consultation period ends: 07/02/2023
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 and side 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 and side 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 and side 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 metres and a depth of 8 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. Thus, as the eaves height of the proposed extension would be 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. The proposed extension would extend beyond an original side elevation of the dwelling, therefore Class A.1 (j) would apply. The proposed extension would not exceed 4 metres in height, have more than a single storey, or have a width greater than half the width of the original dwelling. The width of the original dwelling is 16.846 metres and the width of the proposed extension is approximately 8.027 metres. Therefore, 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 the limits set out in Class A.1 (e-j). The total measurement of the proposed extension would not exceed 8 metres in depth, 4 metres in height or 3 metres to the eaves. Although there have been a number of extensions already made to the dwelling, the proposed extension would not join onto any of the existing extensions. Thus, there would be no breach of Class A.1 (ja).

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 natural stone, clay tiles and timber windows.

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 representations 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: 23/02/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council