

DELEGATED DECISION REPORT

HNT/2023/0001
Valid 04/01/2023

**24, DRAYCOTT ROAD,
UPPER TEAN,
STAFFORDSHIRE, ST10 4JF**

**APPLICATION FOR PRIOR
APPROVAL OF A PROPOSED
CONSTRUCTION OF AN
ADDITIONAL STOREY ON TOP
OF EXISTING BUNGALOW**

**(HOUSEHOLDER
NOTIFICATION APPLICATION)**

MAIN ISSUES

- Compliance with the GPDO (2015)
- Neighbour Amenity

DESCRIPTION OF SITE

The application site is 24 Draycott Road, Upper Tean, a brick and tile, detached bungalow.

Land levels within the site rise from the highway to the rear and to the boundary to the west. The area where the extension is to be built is flat and whilst the bungalow still stands the original flat roof single storey garage is now demolished. To the rear is garden which is undergoing landscaping in order to tier it. A driveway is to the front of the bungalow, served via an existing vehicular access, onto Draycott Road.

For the purposes of planning policy consideration, the application site is located within the Upper Tean Development Boundary. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The proposed development consists of an additional storey on the dwellinghouse. The additional storey will increase the height of the dwellinghouse from 3.35 metres to 7.95 metres, meaning that the total height increase would be by 2.59 metres. The roof course of the proposed additional storey to the dwellinghouse will match the roof course of the existing dwellinghouse.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations

National Planning Policy Framework

Including sections
2: Achieving sustainable development
6: Building a strong, competitive economy
12: Achieving well-designed places

GPDO (2015) Schedule 2 Part 1 Class AA

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2022/0542 Extension to the side and the provision of a first floor in order to provide additional accommodation. Refused

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 25 January 2023

Public Comments

Neighbours have been notified in accordance with the procedure outlined within the GDPO. One of the direct neighbours submitted an objection, demonstrating concern regarding loss of some light and a view out of a window in their master bedroom.

1. The width and height of the proposed gable end wall, opposite my main bedroom window has been increased in width and height, resulting in a material change to the existing arrangement due to the first floor also increasing in width and height. This will have an impact on the amenity to my premises resulting in a loss of light to my only bedroom window and at the side of my property. Also, the increase in height and width to the building will result in the overbearing nature in relation to my property. Therefore, can be said to impact on the amenity of No20.

2. The proposed plans do not follow the present roof design, by eliminating the front gable roof pitch and increasing the side gable end wall, from a street scene point of view the proposed plans will not be in keeping with the current roof design.

There other options the owner of no24 could explore without having a direction impact on my property.

Town / Parish Comments

No comments received

OFFICER COMMENTS

Under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), it is necessary to assess whether the proposed additional storey extension to the dwellinghouse adheres to the criteria stated by Schedule 2, Part 1, Class AA of the GPDO, to determine whether the householder development is permitted.

Schedule 2, Part 1, Class AA.1 (a) states that development is not permitted if the use of a dwellinghouse as a dwellinghouse changes. The additional storey extension will be solely used as part of the living space of the residents to fully maintain its status as a dwelling.

The dwellinghouse is not situated on article 2(3) land or within a site of special scientific interest, and therefore Class AA.1 (b) is not applicable. The current building was constructed between 1 July 1948 and 5 March 2018, therefore the proposed additional storey extension to the dwellinghouse is permitted development under Class AA.1 (c).

No additional storeys have already been added to the original dwellinghouse, thus Class AA.1 (d) is not applicable.

Under Class AA.1 (e), if the height of the highest part of the roof of the dwellinghouse would exceed 18 metres, the proposed additional storey to the existing dwellinghouse would not be permitted development. The highest part of the roof ridge would measure 7.95 metres. Therefore, the proposed additional storey would be acceptable under this provision.

Following the development, the height of the highest part of the roof of the dwellinghouse cannot exceed the height of the highest part of the roof of the existing dwellinghouse by more than 3.5 metres, where the existing dwellinghouse consists of one storey. The proposed additional storey would increase the height of the dwellinghouse by 2.59 metres. Therefore, the proposed additional storey would comply with Class AA.1 (f).

As the dwellinghouse is detached, Class AA.1 (g) does not stand applicable to the proposed additional storey extension.

The internal floor to ceiling height of the proposed additional storey extension would total 2.4 metres, measuring the same as the existing ground floor. As the floor to ceiling height would not exceed the 3 metre height limit set out in Class AA.1 (h), neither would it exceed the floor to ceiling height of any storey of the principal part of the existing dwellinghouse (measured internally), the proposed development would comply with this criterion.

Class AA.1 (i) states that the additional storey can only be constructed on the principal part of the dwellinghouse, otherwise it would not be permitted development. As the proposed extension would only be constructed on the principal part of the dwellinghouse, this would classify as permitted development. The proposed development would not require the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development. Therefore, Class AA.1 (j) is not applicable.

The proposed additional storey extension would not require any engineering operations other than in the form of works within the existing building to strengthen existing walls and foundations. Thus, the development is permissible under Class AA.1 (k).

In order to comply with the conditions raised in Class AA.2 of the GPDO, 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 AA.2 2 (a), all proposed materials are set to match those used in the construction of the existing dwelling, including brick, tiles and uPVC windows. The development would not incorporate any windows in any walls which would form a side elevation of the dwellinghouse in compliance with Class AA.2 2 (b). Lastly, in accordance with Class AA.2 2 (c), the roof pitch of the proposed additional storey following the development would be the same as the roof pitch of the existing dwellinghouse.

Under Condition AA.2 3 (a.i), it is a necessity to assess whether the proposed additional storey extension would impact the amenity of any neighbouring properties, in the form of overlooking, privacy and loss of light. The direct neighbouring dwellinghouses are 24 Draycott Road, to the west of No 24 is No 28 – both remain significantly elevated and screened in relation to an extended No 24. The neighbouring property immediately to the east of No 24 is No 20, a bungalow with a significantly large roof structure accommodating loft living accommodation (sole bedroom window on side gable facing the gable of No 24).

An application was submitted at the site in 2022, under the reference SMD/2022/0542 for extension to the side and the provision of a first floor in order to provide additional accommodation. The officer for this application carried out a site visit at the time to assess amenity impact on the direct neighbouring property (No 20) and came to the conclusion that the proposed first floor extension would not comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

This proposal does not propose to bring the increased massing by building over the footprint of the former garage. In this respect the proposal is materially different to the refused scheme. However, photographs demonstrate how the blank gable end of the proposed extended property will directly face the gable end of No 20 and directly face the sole source of light for the main bedroom (habitable room) in the roof space of No 20.

The occupant of no20 has objected to the application based on loss of light and a view through a master bedroom window. The outlook is already compromised by the presence of the neighbouring property, and the separation distance is being retained. I note that this window comprises the only window in the bedroom (serving as the only sources of natural sunlight). The position of the side facing window belonging to the neighbour is separated from the proposed new gable by approximately 5.5 metres, it is considered that the light entering this room would not be unduly affected to harm the amenity of this neighbour.

There are no windows in any of the side elevations of the proposed extension, thus

eradicating any loss of privacy for the neighbours.

A loss of view is not a material planning consideration.

As the external appearance of the proposed additional storey extension would match the existing dwellinghouse in the form of materials and the roof pitch, it would not have a negative impact on the external appearance of the principle elevation facing Draycott Road highway, nor the side elevation facing the neighbouring dwelling. The fenestration of the proposed additional storey extension would respect the fenestration openings on the existing dwellinghouse. Thus, the proposed extension conforms with Class AA.2 3 (a.ii).

In respect of AA.2 (3) iii the site is not affected by an aerodrome, technical site or defence asset on any safeguarding map. Therefore, no consultation is required with the CAA or MOD.

In respect of AA.2 (3) iv The site does not affect any protected views in the Directions Relating to Protected Vistas dated 15th March 2021

CONCLUSION / PLANNING BALANCE

This notification does fall within the framework set out within Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015. Although a neighbour objection was submitted based on loss of light and a view from a window in their bedroom, the outlook for this room already looks directly onto the side of the dwelling and the distance will be maintained, raising the roof by 2.59m is considered not to significantly reduce the light into the room.

The surrounding properties are characterised by a variety of architectural styles. The proposed development would not result in the dwellinghouse being out of keeping with the character and appearance of the surrounding properties and those within the wider area due to there being no primary architectural style within the local area. The proposed development would incorporate matching materials into its design and would therefore be considered to be in keeping with the character and appearance of the original dwelling. The addition of a first-floor is further considered to be in keeping with the character and appearance of the surrounding properties and those within the wider area, the majority of which are two-storey dwellings.

As a result, the proposed extension does not require planning permission.

OFFICER RECOMMENDATION: Approve

Case Officer: P. Twigg

Recommendation Date: 12/3/2023

X *B.D. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

