DELEGATED DECISION REPORT

HNT/2023/0005 **Valid 28/03/2023**	**22 CHAMBERLAIN WAY** **BIDDULPH**	**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A PROPOSED SINGLE-STOREY REAR EXTENSION MEASURING 4M BEYOND THE REAR WALL OF THE ORIGINAL DWELLING, 4M MAXIMUM HEIGT AND 3M TO HEIGHT OF EAVES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Whether or not the proposed extension can be erected via the submission of a “Large House Extension” application under Class A or Part 1 of the GPDO
- If the extension can be erected via this process, the impact on residential amenity

DESCRIPTION OF SITE

The site comprises a two-storey brick-and-tile semi-detached dwelling facing Chamberlain Way to the north, on a modern housing estate to the north-east of Biddulph town centre. There are similar dwellings either side of the site and on the opposite side of the road. To the rear is open land.

PROPOSAL

The proposal comprises a single-storey rear extension which would project a maximum of 4.0 metres from the rear wall of the dwelling and span the whole width of the house. A site plan shows the footprint of the extension but no elevation drawings have been provided. The site plan states the extension would have a maximum eaves height of 3.0 metres and a maximum height of 4.0 metres and the extension would have matching materials.

The application is a Notification for Prior Approval for a Proposed Larger Home Extension. The 2015 amendment to the GPDO and subsequent amendments allow single storey rear extensions for semi-detached detached dwellings to be built up to 6.0 metres from the original rear wall of the house without needing full planning permission, providing the site is not in a Conservation Area or SSSI and that the other parts of Class A of Part 1 of the GPDO are complied with. However, the GPDO requires the applicant to notify the Council of any such extension that projects

between 3.0 and 6.0 metres from the original rear wall of a semi-detached dwelling and which would have a height not exceeding 4.0 metres. This is the reason for the submission of this “Notification of a proposed larger home extension” application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Neighbour consultation period ends: 19.04.23

Public Comments

None.

OFFICER COMMENTS

The dwelling was built under planning approvals for a 40 house development in the early 1980s (refs: 81 10097 and 83 11902). The approvals did not have conditions which removed the permitted development rights that would normally allow the enlargement of dwellings under permitted development (i.e. without requiring a planning application), in line with Part 1 Class A of the GPDO and therefore the house can be exended via the submission of a Prior Approval application for a Large House Extension. The removal of permitted development rights for this housing estate was a matter was researched in the determination of a Certificate of Lawfulness application for a proposed rear extension recently approved further along the road at No.41 (ref: SMD/2020/0712).

The specific extension applied for is in line with criterions (f) and (g) of Part 1 Class A relating to single-storey rear extensions in that it does not project more than 6.0 metres from an original rear wall and does not exceed a height of 4.0 metres. The extension would project from an original rear wall of the house and not from a previous enlargement. The extension also does not conflict with any other part of Class A (relating to house enlargements) of Part 1 (development within the curtilage of a dwelling) of the GPDO.

Under the GPDO, the Council must notify adjacent neighbours in writing of the proposal and invite comments within 21 days. If objections have been received from any neighbour, the prior approval of the Council is then required and the Council must assess the impact of the extension on the residential amenities of the area (and not just the amenities of the objector).

For this case, no comments have been received by neighbours.

If approval is given, the conditions in the GPDO state the extension must have finishing materials which match the dwelling (except in the case of a conservatory). The drawings state that the materials will match those of the existing house (red brick and grey tile). This would for the purposes of Part 1 of the GPDO, comply with the condition.

Therefore the Council can now approve the proposed rear extension being built under permitted development without the need for full planning permission (which would normally be via the submission of a full householder planning application).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 9.5.23

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council