DELEGATED DECISION REPORT

HNT/2023/0007 **Valid 10/05/2023**	**SUNNYSIDE FARM STANLEY ROAD** **STOCKTON BROOK**	**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR -** **SINGLE STOREY REAR EXTENSION WITH FLAT ROOF EXTENDING 8M BEYOND THE ORIGINAL REAR WALL, MAX HEIGHT 3.22M AND MAX HEIGHT IN EAVES 2.85M MEASURED FROM NATURAL GROUND LEVEL** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Consider whether or not the proposed single-storey rear extension complies with domestic Permitted Development Rights and as a result if the scheme is eligible to be considered by a Prior Approval Notification for a Larger Homes Extension.

- Consider if the development is acceptable in terms of neighbour amenity impact but only in the event of a neighbour objection(s) being received.

DESCRIPTION OF SITE

A large, previously extended, two-storey, detached, brick, tile and render dwelling sitting within a generously sided domestic curtilage. The property benefits from its own parking area and there are good sized garden areas. Access to the dwelling is via a lengthy driveway which links with Stanley Road. The drive also doubles as a Public Right of Way (Bagnall 8) which then diverts to the north-east at the entrance of the property.

The application property is within the Green Belt and a low-risk coal development area. The site does not form part of any Conservation Area and there are no Listed buildings/structures nor any protected trees within the vicinity.

PROPOSAL

A larger homes notification application for a single storey rear extension to form a large, open-plan kitchen, dining and family area. The plans show the intent to use matching brickwork and for the extension to have a flat roof. In order for the extension to be built, it will be necessary to demolish an existing conservatory. The extension would have floor to ceiling windows and wrap-around folding, glazed doors within its southern facing corner.

The plans also show a single-storey, flat roof side extension (also constructed from brick) and a new open-sided porch. The supporting statement informs that the side extension is

considered to be Permitted Development, there is no reference to the porch. The supporting statement is clear that the application is for the rear extension only and is further clarified by the applicants description of works on the application form 'Single-storey rear extension with flat roof.'

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Planning policies are only taken into account if any neighbour(s) raise an objection to the proposal and then only in respect of amenity impact(s) upon any adjoining premises.

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

2. Achieving sustainable development
9: Promoting sustainable transport
12: Achieving well-designed places
13: Protecting Green Belt land

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

2. Space About Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

97/00692	Extension to form utility/store. Approved.
89/01264/OLD	Extension to form lounge and kitchen and two bedrooms above. Approved.
89/00653/OLD	Two-storey extension to form kitchen, lounge, dining room, cloaks, two bedrooms and bathroom. Refused.
88/00985	One bungalow. Refused.
88/00413/OLD	Agricultural building and bungalow. Refused

CONSULTATIONS

Publicity

Neighbour consultation period. Expired.

OFFICER COMMENTS

This is a Householder Notification application for the erection of a single-storey rear extension. The General Permitted Development Order (2015) (as amended), Schedule 2, Part 1, Class A is the part of the GPDO to be considered in respect of a single-storey, rear extension.

Applicable to this application is the allowance for a detached dwelling to be extended between 4.0m and 8.0m (subject to compliance with other criteria and satisfying the requirements of the Householder Notification procedure).

Consideration of Class A is as follows;
A) Dwelling is not formed as a result of a Part 3, Class G, M, MA, N, P, PA or Q application;
B) Extension would not exceed 50% of the total area of the curtilage;
C) Extension would not exceed the height of the highest part of the existing house;
D) Eaves of the extension would not exceed the height of the eaves of the existing house;
E) Does not extend beyond a principal elevation and does not front a highway and form a side extension;

This is an application under the larger extension procedure of the GPDO, therefore Class A.1 (f) does not apply. A.1 (g) links to the provisions of the larger homes notification procedures. The extension is not upon restricted land, in this case it is not on article 2(3) land nor on a site of special scientific interest.

H) Does not relate to an extension greater than single storey in height;
I) Extension is not within 2.0m of the boundary.
J) Does not relate to a side extension, and lies solely behind the original rear wall, notwithstanding the presence of the side wall of the extension ;
K) Does not include provision of verandah, balcony or raised platform; relate to microwave antennas, chimneys, flue, soil, vent pipe or any alteration to the roof of the house.
L) Dwelling house is not built under Part 20 of this Schedule.

A.2 (a-d) Not applicable as the dwelling is not on Article 2(3) land.

A.3 (Conditions). Based on the plans submitted the proposed extension would be constructed using bricks to match the existing house. The Conditions allow for materials of a ‘similar appearance’ to be used.

A.3(b) and (c) are not relevant as this is not a side extension and there is no upper floor, this is a ground floor extension only.

In accordance with the regulations immediate neighbouring properties have been notified of the application; no objections have been received from residents and therefore consideration of the policies relevant to neighbour amenity impact are not engaged.

CONCLUSION / PLANNING BALANCE

Based on the information submitted as part of the application it is concluded that the proposed ground floor rear extension complies with permitted development rights in respect of larger

homes extensions. As no neighbour objections have been received, the Local Planning Authority cannot consider neighbour amenity impact. It is therefore recommended that the application is approved as permitted development.

The decision does not grant any approval or otherwise for the side extension and porch shown on the submitted plan. As previously mentioned, these works have not been included in the description, the application has been made for a rear extension only.

OFFICER RECOMMENDATION :
Approved.

Case Officer: Lisa Jackson
Recommendation Date: 21/06/2023.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council