DELEGATED DECISION REPORT

HNT/2023/0009 **Valid 28/06/2023**	**155 ROXBORO CONGLETON ROAD BIDDULPH**	**FLAT ROOF SINGLE STOREY REAR EXTENSION EXTENDING 7.53M BEYOND THE REAR WALL OF THE EXISTING DWELLING, 3.84M MAXIMUM HEIGHT AND 2.55M TO HEIGHT OF EAVES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Whether the development is permitted by the GPDO
- Would there be an unreasonable impact on the amenity of adjoining premises?

DESCRIPTION OF SITE

The property is a detached pre-war two storey dwellinghouse. The dwelling is red brick with a hipped roof, use of render at first floor, brick chimney stack, bay windows, and leaded stained glass patterned glazing. Similar dwelling type to its neighbour's in the row within this suburb of Biddulph Town, to the north of the centre.

The dwelling has a T shape footprint where a two storey outrigger projects centrally at the rear, it appears as though this outrigger could be an addition to the 'original dwelling' but there is no planning history available. A single storey glazed conservatory extends 3.6m from the rear of the outrigger and a brick single storey flat roof addition, that extends beyond the side elevation of the original dwelling, has filled the corner alcove to the side of the outrigger.

PROPOSAL

To enlarge the dwelling with a single storey flat roof addition that would extend from the dwelling's recessed rear elevation by 7.5 m and the rear of the two storey outrigger by 4.6m. The rear addition would span the full width of the rear elevation and join with the existing flat roof addition that extends beyond the side wall of the original dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS6 Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Space About Dwellings Guidance

National Planning Policy Framework

Public Comments
None

OFFICER COMMENTS

In the opinion of the authority the proposed development does not comply with the conditions, limitations or restrictions applicable to development permitted by Class A, because the total enlargement (being the enlarged part as proposed, together with existing enlargement of the original dwellinghouse to which it would be joined) would exceed the limits set out in sub paragraphs (e) to (j) of A.1, Class A, Schedule 2 of the General Permitted Development Order 2015.

Where the proposed addition would join the existing flat roof addition, an obvious latter enlargement of the original dwelling that extends beyond the dwelling's original side wall, the total enlargement exceeds the limits set out in sub paragraph (j) because the whole of the addition would have a width greater than half the width of the original dwellinghouse.

If the existing two storey outrigger is also a latter addition to the original dwelling then the total enlargement would also have more than a single storey and a width greater than half the width of the original dwellinghouse; the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres; and the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.

Amenity Impacts

There have been no objections to the proposal. By reason of the orientation of the neighbour's property, which angles it's rear elevation away slightly from the shared boundary, there would not be a breach of the 45 degree code in respect of the neighbour's closest adjacent ground floor window.

CONCLUSION / PLANNING BALANCE

The proposed development would not be permitted by the GPDO 2015

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst
Recommendation Date: 07/08/2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council