DELEGATED DECISION REPORT

HNT/2023/0011 **Valid 20/09/2023**	**WILLIAM CROFT, THORNYEDGE ROAD BAGNALL**	**SINGLE STOREY REAR EXTENSION EXTENDING 8.00M BEYOND THE REAR WALL OF THE EXISTING DWELLING, 4.00M MAXIMUM HEIGHT AND 2.50M TO HEIGHT OF EAVES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

Compliance with the GPDO (2015)

DESCRIPTION OF SITE

The proposed site comprises a detached render, stone, brick and tile dwellinghouse and its associated curtilage, situated in the Bagnall and Stanley ward. Additionally, the proposed site is within the greenbelt, where development is more restricted. The site is blanketed by open greenbelt countryside in all directions. The closest neighbouring dwellings are Wood Farm, Thorneyedge Road and Wood Cottage, Thorneyedge Road, which are located approximately 98.78 metres South-East of the site. Another neighbouring dwelling at Longshutts, Thorneyedge Road is situated approximately 110 metres South-West from the site. The Thorneyedge Road highway runs adjacent to the proposed site on the West.

PROPOSAL

The proposed development consists of a single storey rear extension. The extension would have a maximum height of 4.0 metres and maximum eaves height of 2.50 metres measured externally from natural ground level. It would have a depth of 8.0 metres. 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 2020)

GPDO (2015) Schedule 2 Part 1 Class A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0023 – Demolition of existing single storey dwelling and replacing with new two storey dwelling. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 01/11/2023
Neighbour consultation period ends: 11/10/2023
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 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 extension would 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 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 4.0 metres and a depth of 8.0 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 2.50 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 not exceed 4 metres in height and would not have more than a single storey, thus meaning that it would comply with Class A.1 (j.i) and (j.ii).

Although the proposed plan includes labels on the two outriggers to the rear of the dwelling stating that they are extensions, the Council believe that they are part of the original dwellinghouse. An image of a historic map dated 1877-1887 which can be seen below shows that the stone outrigger pre-dated the current dwelling house and was clearly incorporated into it on construction:



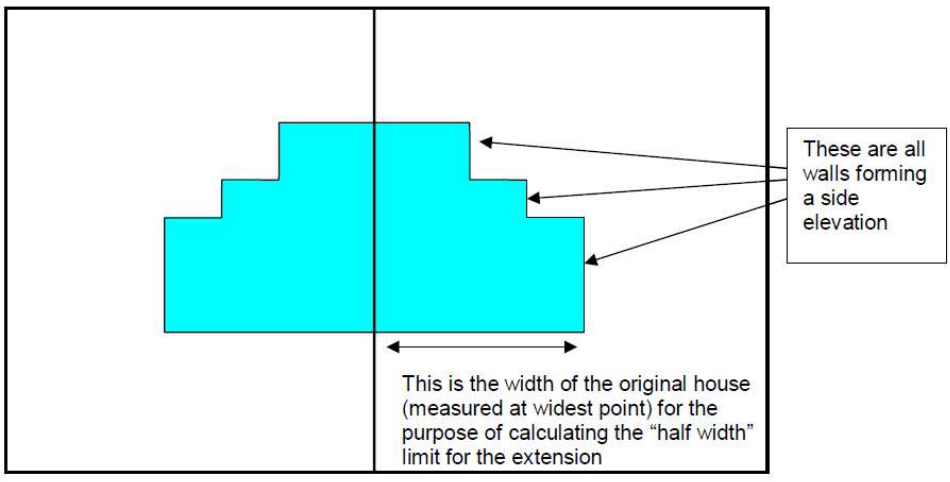
The stone barn style outrigger to the rear of the dwellinghouse, can be seen in the images below:





It is clear from these images that this is older than the main part of the house.

As the stone built outrigger to the rear of the dwelling is believed to be part of the footprint of the original dwellinghouse, its side elevations would comprise original side elevations. Thus, as the proposed extension would extend beyond an original side elevation of the dwelling and would exceed half the width of the original dwelling, there would be a breach of Class A.1 (j.iii).



The technical guide extract above details this situation.

With regard to Class A.1 (ja), there is no evidence that the dwelling has been previously extended.

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.

Permitted development rights in relation to the proposed site remain intact.

I note that the incorrect address of the dwelling has been supplied to the Council on the application form. The application form states that the site location is 'Thorney Edge, Thorneyedge Road, Bagnall', whereas the site address is actually 'William Croft, Thorneyedge Road, Bagnall'.

CONCLUSION / PLANNING BALANCE

This notification does not fall 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. There would be a breach of Class A.1 (j.iii), in that the proposed extension would extend beyond a side elevation of the original dwelling and would exceed half the width of the original dwellinghouse. As a result the proposed extension is not permitted development and would require full planning permission.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Hannah Hollins
Recommendation Date: 25/10/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council