



Supporting Statement

*To Accompany an Application for
Proposed Certificate of Lawful
Development
for a Single Storey Side Extension and
New Porch
to
Bradda Cottage,
Barrage Road,
Biddulph Moor*

1.0 Introduction and Proposal

1.1 This statement has been prepared in support of an application for a certificate of proposed lawful development under Schedule 2 Part 1 Classes A and D of the GDPO 2015 for the extension of Bradda Cottage, Barrage Road in Biddulph Moor and outlines how the proposal complies with permitted development rights.

2.0 Site Description and Proposals

2.1 The application site comprises a detached two storey dwelling which lies to the east of Barrage Road in Biddulph Moor. The proposal is to construct a single storey side extension and new porch to the property for the current site owner following demolition of the existing conservatory structure to the front of the property and the glasshouse constructed to the side.



Extract from Staffordshire Moorlands District Council Interactive Planning Map



Aerial View of Application Site © Google Earth

3.0 Relevant Planning Legislation

3.1 The proposal for the side extension should be assessed against Schedule 2, Part 1, Class A of the GDPO which stipulates that the enlargement, improvement or other alteration of a dwellinghouse is not permitted by Class A as follows.

A1

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)

The existing dwelling was not granted under the provisions of Class G, M, MA, N, P, PA or Q of Part 3 of this schedule.

(b) as a result of the proposals, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouses) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

The total area of ground covered by the new side extension would measure 22.5m² which would equate to only 2% of the curtilage being covered by the extensions post construction.

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse

The maximum height of the single storey side extension would be 3.5m with the highest part of the roof of the existing dwellinghouse being 6.7m.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse.

The maximum height of the eaves of the extension would be 2.4m with the height of the eaves of the existing dwellinghouse being 4.5m.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which –
(i) forms the principal elevation of the original dwellinghouse; or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse

The principal elevation of the dwellinghouse faces south where the front door to the property is located. The west elevation fronts the highway. The proposal is to extend the property to the east and the proposed extension does not come forward of the principal elevation nor the west side elevation which fronts Barrage Road.

(f) Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height

The dwellinghouse is a detached property. No rear extension is proposed.

(g) for a dwellinghouse not on article 2(3) land not on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or*
- (ii) exceed 4 metres in height*

The dwellinghouse is not on article 2(3) land. Even though the proposals are for a side extension, they will extend beyond the rear wall of the original dwellinghouse by not more than 8 metres.

(h) the enlarged part of the dwellinghouse would have more than a single storey and –

- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or*
- (ii) be within 7 metres of any boundary or the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse*

The extension would be single storey only.

- (i) 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.*

The extension would not be within 2 metres of the site boundary.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would –

- (i) exceed 4 metres in height,*
- (ii) have more than a single storey, or*
- (iii) have a width greater than half the width of the original dwellinghouse.*

The proposed extension is single storey and measures 3.5 metres in height. The width of the extension is 4.1 metres compared to the width of the original dwellinghouse being at 9.4 metres.

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

The total enlargement of the dwellinghouse would not exceed the limits set out in sub-paragraphs (e) to (j).

(k) it would consist of or include –

- (i) the construction or provision of a verandah, balcony or raised platform,*
- (ii) the installation, alteration or replacement of a microwave antenna,*
- (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or*
- (iv) an alteration to any part of the roof of the dwellinghouse.*

The proposals would not include the provision of a verandah, balcony or raised platform, a microwave antenna, chimney, flue or soil and vent pipe or alteration to any part of the roof of the dwellinghouse.

- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).*

The dwellinghouse was not built under Part 20 of the GDPO 2015 Schedule.

A2

- In the case of a dwellinghouse which is article 2(3) land, development is not permitted by Class A if –*
- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;*
 - (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the dwellinghouse;*
 - (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;*
 - (d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).*

The dwelling is not located on article 2(3) land.

A3

- Development is not permitted by Class A subject to the following conditions –*
- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the existing dwellinghouse*

The existing house is stonework with a slate roof and timber windows and doors. All proposed materials in the extension would match the existing in construction.

- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be –*
 - (i) obscure-glazed, and*
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and*

There are no upper floor windows proposed as the extension is single storey.

- (c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.*

The proposals would not have more than a single storey.

A4

Part A4 is not applicable as the proposals do not exceed the limits in Paragraph A1 (f).

3.2 The proposal for the new porch should be assessed against Schedule 2, Part 1, Class D of the

GDPO which stipulates that the erection or construction of a porch outside any external door of a dwellinghouse is not permitted by Class D if -

D1

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

The existing dwelling was not granted under the provisions of Class G, M, MA, N, P, PA or Q of Part 3 of the schedule.

(b) the ground area (measured externally) of the structure would exceed 3 square metres;

The ground area of the structure measured externally is 3 square metres.

(c) any part of the structure would be more than 3 metres above ground level;

The structure would measure 3 metres above ground level.

(d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway; or

The new porch would not face the highway and would not be within 2 metre of any site boundary.

(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The dwellinghouse was not built under Part 20 of the GDPO 2015 Schedule.

4.0 Summary and Conclusion

4.1 It is considered based on the above that the proposed extension and porch to Bradda Cottage, Barrage Road, Biddulph Moor as shown on the accompanying drawings would comply with the limitations and conditions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and that a positive certificate of lawful proposed development should be issued.

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