

DELEGATED DECISION REPORT

HNT/2024/0009
Valid 15/10/2024

ASHLEA FARM BRADLEY
LANE
BRADLEY IN THE MOORS
ALTON

APPLICATION FOR PRIOR
APPROVAL OF A PROPOSED:
ENLARGEMENT OF A
DWELLINGHOUSE BY
CONSTRUCTION OF
ADDITIONAL STOREYS
PROPOSED UPWARDS
EXTENSION
CURRENT HEIGHT 5575M,
PROPOSED HEIGHT 7996M

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

Compliance with the GPDO (2015).

DESCRIPTION OF SITE

The proposed site comprises a detached brick and tile bungalow and its associated curtilage, situated in the Alton ward. Open countryside land blankets the proposed site in all directions, creating a vast green landscape character. The closest neighbouring property is Cuckoo-Well-Hollow, Bradley Lane, which lies approximately 147 metres to the East of the proposed site. Bradley Lane runs adjacent to the proposed site on the East.

PROPOSAL

The proposed development consists of an additional storey to the existing dwelling. The additional storey will increase the height of the dwellinghouse from 5.575 metres to 7.996 metres, meaning that the total height increase would be by 2.421 metres. The roof course of the proposed additional storey to the dwellinghouse will complement the roof course of the existing dwellinghouse. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse, including red / brown brick and Staffordshire Blue tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

GPDO (2015) Schedule 2 Part 1 Class AA

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1979/0204 – Construction of septic tank, ladies gents toilets. Approved.
SMD/1986/0581 – Alterations and extension to form three bedrooms, shower room and office for bed and breakfast accommodation. Approved.
SMD/2012/0128 – Erection of replacement dwelling and conversion of outbuilding to single dwelling. Refused.
SMD/2012/0632 – Erection of replacement dwelling and conversion of domestic outbuilding to single dwelling. Refused.
SMD/2013/0194 – Erection of replacement dwelling and conversion of domestic outbuilding to single dwelling. Refused.
SMD/2014/0397 – Erection of replacement dwelling, conversion of domestic outbuilding to single dwelling and erection of a detached garage. Approved.
DOC/2017/0053 – Discharge of conditions 3, 7 & 9 relating to SMD/2014/0397. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 26/11/2024
Neighbour consultation period ends: 05/11/2024
Press Advert: N/A

Public Comments

No neighbour comments have been received.

Town / Parish Comments

N/A

OFFICER COMMENTS

Under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), it is necessary to assess whether the proposed additional storey extension to the dwellinghouse adheres to the criteria stated by Schedule 2, Part 1, Class AA of the GPDO, to determine whether the householder development is permitted.

Schedule 2, Part 1, Class AA.1 (a) states that development is not permitted if the use

of a dwellinghouse as a dwellinghouse changes. The additional storey extension will be solely used as part of the living space of the residents to fully maintain its status as a dwelling.

The dwellinghouse is not situated on article 2(3) land or within a site of special scientific interest, and therefore Class AA.1 (b) is not applicable.

The current building was constructed between 1 July 1948 and 5 March 2018, therefore the proposed additional storey extension to the dwellinghouse is permitted development under Class AA.1 (c).

No additional storeys have already been added to the original dwellinghouse, thus Class AA.1 (d) is not applicable.

Under Class AA.1 (e), if the height of the highest part of the roof of the dwellinghouse would exceed 18 metres, the proposed additional storey to the existing dwellinghouse would not be permitted development. The highest part of the roof ridge would measure 7.996 metres. Therefore the proposed additional storey would be acceptable under this provision.

Following the development, the height of the highest part of the roof of the dwellinghouse cannot exceed the height of the highest part of the roof of the existing dwellinghouse by more than 3.5 metres, where the existing dwellinghouse consists of more than one storey. The proposed additional storey would increase the height of the dwellinghouse by 2.421 metres. Therefore, the proposed additional storey would comply with Class AA.1 (f).

As the dwellinghouse is detached, Class AA.1 (g) does not stand applicable to the proposed additional storey extension.

As the floor to ceiling height would not exceed the 3 metre height limit set out in Class AA.1 (h), neither would it exceed the floor to ceiling height of any storey of the principal part of the existing dwellinghouse (measured internally), the proposed development would comply with this criterion.

Class AA.1 (i) states that the additional storey can only be constructed on the principal part of the dwellinghouse, otherwise it would not be permitted development. As the proposed extension would only be constructed on the principal part of the dwellinghouse, this would classify as permitted development.

The proposed development would not require the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development. Therefore, Class AA.1 (j) is not applicable.

The proposed additional storey extension would not require any engineering operations other than in the form of works within the existing building to strengthen existing walls and foundations. Thus, the development is permissible under Class AA.1 (k).

In order to comply with the conditions raised in Class AA.2 of the GPDO, 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 AA.2 2 (a), all proposed materials are set to match those used in the construction of the existing dwelling, including red / brown brick and Staffordshire Blue tiles. The development would not incorporate any new windows in any walls which would form a side elevation of the dwellinghouse in compliance with Class AA.2 2 (b). Lastly, in accordance with Class AA.2 2 (c), the roof pitch of the proposed additional storey following the development would be the same as the roof pitch of the existing dwellinghouse.

Under Condition AA.2 3 (a.i), it is a necessity to assess whether the proposed additional storey extension would impact the amenity of any neighbouring properties, in the form of overlooking, privacy and loss of light. Given that the site is so isolated, there are no neighbouring properties which the proposed additional storey extension to the dwellinghouse could impact the amenity of. The closest neighbouring dwellinghouses are a substantial distance away from the site: Cuckoo-Well-Hollow, Bradley Lane is situated approximately 147 metres to the East and Orchlea, Bradley Lane is located approximately 223 metres to the South-East. As the external appearance of the proposed additional storey extension would match the existing dwellinghouse in the form of materials and the roof pitch, it would not have a negative impact on the external appearance of the principle elevation, nor the side elevations. The fenestration of the proposed additional storey extension would mirror the positioning of the fenestration on the existing dwellinghouse. Thus, the proposed extension conforms with Class AA.2 3 (a.ii).

The site is not affected by an aerodrome, technical site or defence asset on any safeguarding map. Therefore no consultation is required with the CAA or MOD.

The site does not affect any protected views in the Directions Relating to Protected Vistas dated 15th March 2021.

Notably, Class A, B, C, D and E permitted development rights have been removed from the site under SMD/2014/0397. This being said, the replacement dwelling approved under SMD/2014/0397 was never constructed and therefore, the application in front of the Council applies to the original dwelling built in the 1950's and the removal of permitted development rights does not apply.

CONCLUSION / PLANNING BALANCE

This notification falls within the framework set out within Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015. As a result it does not require planning permission.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 22/11/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council