

DELEGATED DECISION REPORT

HNT/2024/0010
Valid 08/11/2024

20 NEW AVENUE
DRAYCOTT IN THE MOORS

**APPLICATION TO DETERMINE IF
PRIOR APPROVAL IS REQUIRED
FOR A PROPOSED SINGLE
STOREY REAR EXTENSION
MEASURING 5.99M BEYOND THE
REAR WALL OF THE ORIGINAL
DWELLING, 4M MAXIMUM
HEIGHT AND HEIGHT TO EAVES
2.65M**

**(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

Number 20 New Avenue is a semi-detached, hipped roof bungalow positioned within a generously sized, wedge-shaped plot of land at the end of the New Avenue cul-de-sac. The dwelling is constructed mainly from red brick and tiles however the rear wall is finished with a pebble-dashed type of render. The bungalow has previously benefitted from a side and rear corner extension. At the side of the property there is a detached garage and a large driveway providing off-road parking and turning space. Boundaries are marked by planting and timber fencing. There is a good sized garden and patio area at the rear of the dwelling. The dwelling forms part of a well-established residential area and is surrounded by properties of differing sizes and designs.

PROPOSAL

A single-storey, ground floor, rear extension at 20 New Avenue. The extension would project 5.995m from the rear wall of the house, have a maximum height of 4.0m and 2.65m eaves height. The plans show that the extension would have a pitched roof, tiles and bricks to match those of the existing house. Internal access would be via a dining room.

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.

SS9	Smaller Villages Areas Strategy
SS10	Other Rural Areas Strategy
DC1	Design Considerations
NE2	Trees, Woodlands and Hedgerows
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places
- 13 Protecting Green Belt land
- 15 Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2024/0342	Proposed bedroom extension to rear. Withdrawn by applicant (officer recommendation for refusal).
10/00229/FUL	Single storey rear extension. Approved.
80/08111/OLDDC	Erection of garage. Approved.
79/06923/OLDDC	Erection of garage. Approved

CONSULTATIONS

Publicity

Neighbour consultation period. Expired.

Public Comments

No representations received within the statutory consultation period.

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 for this application is the allowance for a semi-detached dwelling to be extended between 3.0m and 6.0m to the rear of the dwelling (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) The extension is within 2.0m of the boundary with number 21 New Avenue however the eaves height does not exceed 3.0m;
- J) Does not relate to a side extension, and lies solely behind the original rear wall;
- K) Does not include the provision of a veranda, 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.

Conditions

A.3(a). Submitted drawing reference JPK/24/5268/PD Rev A clarifies that the proposed extension would be constructed using bricks and tiles 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.

A.4. Outlines the procedure for submitting/processing a larger homes notification application.

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.

OFFICER RECOMMENDATION : Approve.

Case Officer: Lisa Jackson

Recommendation Date: 10.12.2024

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council