

DELEGATED DECISION REPORT

HNT/2024/0011
Valid 28/11/2024

11 STANLEY STREET
BIDDULPH

REAR SINGLE STOREY, THE
EXTENSION WILL EXTEND
BEYOND THE REAR WALL OF
THE ORIGINAL
DWELLINGHOUSE BY 3.49M,
THE MAXIMUM HEIGHT OF
THE EXTENSION WILL BE
3.28M, THE HEIGHT AT THE
EAVES OF THE EXTENSION
WILL BE 2.32M

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

Compliance with the GPDO (2015)

DESCRIPTION OF SITE

The proposed site comprises a semi-detached brick and tile dwellinghouse and its associated curtilage, situated in the Biddulph East ward. The proposed site is within the Biddulph development boundary, where positive development is encouraged to be concentrated. No. 15 Stanley Street (the adjoining neighbouring dwelling) is located to the East of the site and No. 9 Stanley Street is situated to the West of the site. The rear curtilage of the site adjoins the rear curtilage of The Manse, Gunn Street to the North. The Stanley Street highway runs adjacent to the proposed site on the South-West.

PROPOSAL

The proposed development consists of a single storey rear extension. The extension would have a maximum height of 3.28 metres and maximum eaves height of 2.32 metres measured externally from natural ground level. It will have a depth of 3.49 metres. Materials used in the construction of the proposed extension would match those used in the construction of the host dwelling, including facing bricks, Marley Modern interlocking tiles and UPVC.

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

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 09/01/2025

Neighbour consultation period ends: 24/12/2024

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 as a dwellinghouse has changed under various Part 3 changes. The dwelling does not fall within any of the identified Part 3 classes.

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, 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 3.28 metres and a depth of 3.49 metres measured externally, the extension would be under the 4 metre height limit and fit within the 6 metre projection limit on semi-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. Although the extension would be positioned within 2m of the curtilage boundary, the eaves height of the proposed extension would be 2.32 metres, consequently 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. There were no stepped side elevations on the original rear elevation of the dwellinghouse. Thus, the proposed extension would not be considered to extend beyond an original side elevation, therefore this rule is not applicable.

With regard to Class A.1 (ja), any total enlargement including the addition of further enlargements to existing enlargements, cannot exceed the limits set out in Class A.1 (e-j). The total measurement of the proposed extension would not exceed 6 metres in depth, 4 metres in height and 3 metres to the eaves. Thus, there would not be a breach of Class A.1 (ja).

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 dwellinghouse is not built under Part 20 of this Schedule (construction of new dwellinghouses), therefore Class A.1 (l) does not apply.

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, including facing bricks, Marley Modern interlocking tiles and UPVC.

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

CONCLUSION / PLANNING BALANCE

This notification falls 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. Due to there being no neighbour objections raised, there is no requirement to consider neighbour amenity, thus the proposal can proceed as permitted development. As a result the proposed extension is permitted development.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 07/01/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council