

DELEGATED DECISION REPORT

HNT/2025/0002
Valid 05/02/2025

WOODPECKER COTTAGE
ROUGHCOLE LANE
CAVERSWALL

APPLICATION TO DETERMINE IF
PRIOR NOTIFICATION IS
REQUIRED FOR A PROPOSED
LARGER HOME EXTENSION -
EXTENSION WILL EXTEND BY
5M BEYOND THE REAR WALL
OF THE ORIGINAL DWELLING,
MAXIMUM HEIGHT 2.9M AND
HEIGHT IN EAVES 2.9M
MEASURED FROM THE
NATURAL GROUND LEVEL.

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

- Whether the development is permitted by the GPDO
- Would there be an unreasonable impact on the amenity of adjoining premises?

DESCRIPTION OF SITE

Large semi-detached rural cottage faced with painted render. The cottage has been previously extended with a two-storey side extension that extends from the rear elevation with a projecting gable.

PROPOSAL

The proposal as originally submitted would have extended from the rear wall of the dwelling by 5m but would have also joined the existing side extension – together the development would be caught by the limit at A.1(ja) – development not permitted where ‘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)’. As originally proposed, the proposed enlarged part would be joined to an existing enlargement – the two-storey side extension approved with planning permission in 2007 (07/00676/FUL). Together there would be multiple exceedances of the limits set out at (e) to (j) including extending beyond the side wall of the original dwelling with a width of more than half that of original; includes a balcony; greater height than 4m; and have more than one storey.

The applicant has addressed this exceedance by submitting amended plans that revise the proposed development so that it would not join the existing extension. Such

an amendment would address the technical exceedance without having any different impact on the adjacent neighbour.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

06/01282/FUL 2 storey side and rear extensions and internal alterations.
REFUSED
07/00676/FUL Two storey side extension. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 19th March 2025
Neighbour consultation period ends: 19th March 2025
Press Advert: N/A

Public Comments

None

OFFICER COMMENTS

The adjacent neighbours received notification of the proposal/application in writing. There has not been an objection to the proposal meaning that the prior approval of the authority and an assessment into the amenity impacts of the development is not required. The neighbour was spoken to on site by the planning officer and they confirmed that they did not intend to object.

The proposed addition would be permitted because the applicant has complied with the conditions and restrictions of the larger home provision of the GPDO. The plans as revised confirms it would not extend more than 5m from rear wall, would not have an eaves greater than 3m in height and its maximum height would be no greater than 4m and, importantly as confirmed with revision, the amended proposal would not join the existing extension.

However, in any event, extending 5m from the rear wall, just two metres more than the applicant's existing conservatory, the addition would only flank the neighbour's own conservatory and not impact a 45-degree sight line from any adjacent window. It should not unreasonably affect the neighbour's outlook or day light.

CONCLUSION / PLANNING BALANCE

The proposed development as revised would be permitted and prior approval is not required.

OFFICER RECOMMENDATION : PRIOR APPROVAL NOT REQUIRED

Case Officer: Ben Hurst

Recommendation Date: 11/03/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council