

DELEGATED DECISION REPORT

HNT/2025/0003
Valid 10/03/2025

WILLS CROFT ABBEY
GREEN ROAD
LEEK

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
NEEDED FOR A PROPOSED
SINGLE STOREY FLAT
ROOFED REAR EXTENSION
TO THE BACK OF THE
ORIGINAL HOUSE,
PROTRUDING TO THE REAR
BY 5.7M WITH A HEIGHT OF
NO MORE THAN 3M TO THE
TOP OF THE FLAT ROOF.

(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

A bungalow on Abbey Green Road, opposite Abbey Green Inn and to the south east of Abbey Green Farm.

The dwelling is split level to the north west it presents as a bungalow with the high level driveway and parking space providing access from Abbey Green Road and approach to a central entrance door.

To the south east the dwelling has a two storey elevation that presents to a garden and field beyond.

PROPOSAL

The proposal is to make a single storey addition that would extend 5.7m from the wall of the south east elevation. The addition would be 8.6m wide across part of the elevation.

The addition would be faced in stone to match the existing dwelling. The maximum height of the addition's parapet would be 3.15m.

The proposal does not explicitly include the provision of a balcony or raised platform, but it is noted that the plan shows the introduction of a door shaped 'window' above

the flat roof of the addition. It is not specified whether that window is opening to provide access.

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

79/07709/OLDDC farm workers dwelling APPROVED
80/09027/OLDDC Details of farm workers dwelling APPROVED
11/01125/CL_EXG Use of building without compliance COLE. APPROVED
SMD/2024/0386 Variation of occupation condition. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 21st April 2025
Neighbour consultation period ends: 21st April 2025
Press Advert: N/A

Public Comments

None

OFFICER COMMENTS

The adjacent neighbours received notification of the proposal/application in writing. A site notice has been posted on site. 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. In any event, the dwelling is positioned on its own large plot surrounded by countryside. It does not have 'near neighbours' in the conventional suburban sense and so the addition would not adversely affect the amenity of an adjacent neighbour.

The dwelling is a detached property granted permission in 1979/80. A check of the planning permission confirms that there was no condition attached that has the effect of removing permitted development rights.

The proposed addition would extend from the wall by 5.7m (less than the 8m permitted for detached dwellings) be single storey and not exceed 4m in height. The eaves height, below the parapet, would not exceed 3m. The addition would not extend from a side wall of the original dwelling.

The proposal does not explicitly include the provision of a roof terrace or balcony, however, the positioning of a large first floor window suggests there might be some intent in those regards. The applicant should be notified by informative that any attempt to alter or use the flat roof as a terrace would require planning permission.

The remaining question for consideration, therefore, is whether the proposed addition would extend from the rear wall of the dwelling – it is only an addition that extends from rear wall of the dwelling that is permitted. The dwelling does not present to the roadside with conventional orientation. The plans approved for the dwelling in 1980 do not assign or detail elevations as front, rear or side – they are referred to as SE and NW etc.

There is a gabled wall that faces SW it has a personnel door of a type normally used as a 'front door' and a garage up and over door. If this elevation were considered the front then that would make the gable on the other side of the dwelling, that is closer to and facing Abbey Green Road, the rear wall. The gabled elevation facing the road is a blank facing stone wall and is much more obviously identified as a 'side elevation'. It is considered that the gable ends of the dwelling such be identified as 'side walls'.

The SE facing elevation (the wall from which the addition would extend) is two storey, it contains the majority of the dwelling's windows and a small lean to porch. It faces across open countryside and is visible from Abbey Green Road to the south. However, it faces onto an area of land that could only be described as the applicant's 'back garden'. On the other side of the dwelling the NW facing elevation, although single storey and of more simple architectural appointment, most obviously and conventionally presents as the 'front elevation'. The elevation has a driveway approach direct from the road and contains a central entrance door with windows either side.

Therefore, it can be accepted that the SE facing elevation, that the proposed addition would extend from, is most reasonably and obviously the 'rear elevation'. This means that the proposed development would be permitted by the GPDO 2015.

The applicant has complied with the conditions and restrictions of the larger home provision of the GPDO.

CONCLUSION / PLANNING BALANCE

The proposed development is permitted and prior approval is not required.

OFFICER RECOMMENDATION : PRIOR APPROVAL NOT REQUIRED

Case Officer: Ben Hurst

Recommendation Date: 22nd APRIL 2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council