

DELEGATED DECISION REPORT

HNT/2025/0006
Valid 11/04/2025

18 ULLSWATER DRIVE
CHEADLE

APPLICATION TO DETERMINE IF
PRIOR APPROVAL IS REQUIRED
FOR A PROPOSED =
SINGLE STOREY FLAT ROOF
EXTENSION -
TO EXTEND BEYOND THE REAR
WALL OF THE DWELLINGHOUSE BY
4M
MAX HEIGHT 2.9M
HEIGHT AT EAVES OF EXTENSION
2.9M

(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

The application property is 18 Ullswater Drive Cheadle, a semi-detached, dormer-style bungalow. The dwelling occupies a visually prominent roadside location within a well-established residential area, benefits from off-road parking and external amenity space to the front and rear. The dwelling sits within the Cheadle Town Development Boundary and lies within a low-risk, coal development area. The site does not form part of any Conservation Area, the dwelling is not listed and there are no nearby protected trees.

PROPOSAL

A single storey, flat roof rear extension which would provide a living/dining room. The submitted plans show that the rear extension would project 4.0m from the rear wall, span the full width of the dwelling and be 2.9m high. Proposed external materials were shown as render on the initial set of plans, however a revised plan has been received stating that external walls would be constructed from brick to match the existing house. A conservatory would be demolished to make way for the extension.

It is noted that the original submitted elevation/floor plan did not have a paper size written on it. The architect confirmed A1 paper size. The amended plan now includes reference to A1 paper size, a 1:50 scale, and measures accurately.

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.

Staffordshire Moorlands Local Plan
SS1 Development Principles

SS7 Cheadle Area Strategy
DC1 Design Considerations

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

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Neighbour consultation period. Expired.

Public Comments

No representations received.

OFFICER COMMENTS

This is a Householder Notification application for the erection of a single-storey rear extension. There are no records of Permitted Development Rights having been removed. 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). The application property is not a Listed Building and it is not within a Conservation Area.

Consideration of Class A is as follows;

- a) Complies. Dwelling is not formed as a result of a Part 3, Class G, M, MA, N, P, PA or Q (of Part 3) application;
- b) Complies. Extension would not exceed 50% of the total area of the curtilage;
- c) Complies. Extension would not exceed the height of the highest part of the existing house;
- d) Complies. Eaves of the extension would not exceed the height of the eaves of the existing house;
- e) Complies. Does not extend beyond a principal elevation and does not front a highway and form a side extension;

f) 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. The extension will not project more than 6m from the rear wall of the house and will not exceed more than 4m in height. The proposal therefore complies with this restriction.

h) N/A. Does not relate to an extension greater than single storey in height;

i) The extension is within 2m of the boundary of the dwellinghouse however the plans show that the eaves height would not exceed 3.0m

j) Complies. Does not relate to a side extension.

j.a) Not applicable. No part of the new extension would attach to any other extension.

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.

In addition to meeting the above criteria, the proposal also has to meet with a number of further conditions;

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. The initial submission did not meet the 'similar appearance' requirement for materials. A revised plan has now been submitted which confirms brick as the facing material, therefore complying with the materials requirement.

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, 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: 28.05.2025

X *Jane Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council