

DELEGATED DECISION REPORT

HNT/2026/0002
Valid 03/03/2026

15 DEVON GROVE
BIDDULPH

APPLICATION TO DETERMINE IF
PRIOR APPROVAL IS REQUIRED
FOR A PROPOSED - SINGLE
STOREY REAR EXTENSION
FORMING BEDROOM AND GARDEN
ROOM TO EXTEND BEYOND THE
REAR WALL BY 3.95M, HAVE A
MAXIMUM HEIGHT OF 2.85 AND
HEIGHT AT THE EAVES OF
EXTENSION OF 2.85M

(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 site is number 15 Devon Grove Biddulph, a semi-detached bungalow occupying a generously-sized, wedge-shaped plot of land within a cul-de-sac location and well-established residential area. The dwelling benefits from off-road parking and there is amenity space to the rear, it is situated within the Biddulph Development boundary and a high-risk, coal development area. The site does not form part of any Conservation Area, is not listed and there are no nearby protected trees.

PROPOSAL

This is a Larger Homes notification application for a single-storey, flat roof rear extension (projecting 3.95m from the rear wall), to form a master bedroom and a garden room. The master bedroom would benefit from a patio door whilst the garden room would have a combined single door and window arrangement. Neither the plans nor the application form make reference to any wall materials.

It is noted that the plans also show a single-storey side extension however this does not form part of the application. The application has been described as relating to a rear extension only and the plans label the side extension as being permitted development. The side extension has not been assessed and would be subject to a certificate of lawfulness in the event of the developer/occupant wanting formal confirmation of its permitted development status from the Council.

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
SS6 Biddulph 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

Neighbour notification. No representations received.

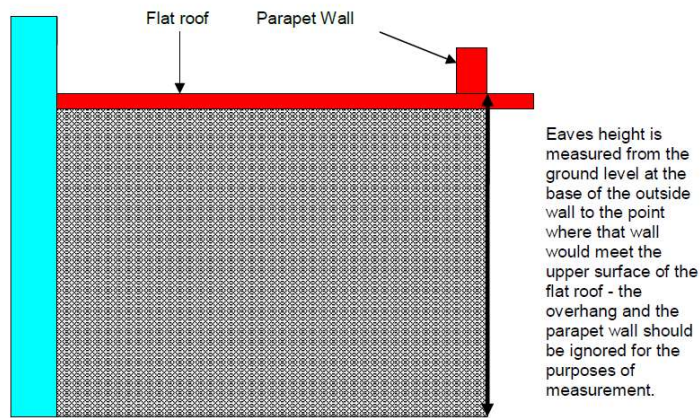
OFFICER COMMENTS

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. Total area of ground covered by buildings 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) Does not comply. The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse. The proposal does not comply with this requirement. The submitted plans clearly show the flat roof being higher than the eaves of the existing house. For the purpose of calculating eaves height on a flat roof, the Government's Technical Guidance (Permitted Development Rights for Householders) provides an explanation through a diagram which is replicated below. The eaves height of a flat roof is the top of the roof.

Where there is a flat roof, a similar approach should be taken for measuring eaves:



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.

g) A.1 (g) links to the provisions of the larger homes' notification procedures. The extension is not upon restricted land. The extension is neither 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 but the eaves are less than 3m high therefore complying with this allowance.

j) NA. Proposal 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 must comply with further conditions;

A.3

(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 application does not provide any materials details, however in the event of this application being approved, a condition to require the use of similar materials could be added.

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

The scheme does not comply with the requirements of part A.1(d) which specifies that..

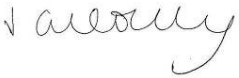
‘(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse.’

The elevations plan shows the eaves of the flat roof being higher than the eaves of the existing bungalow. The diagram replicated earlier in this report provides clarity on how to calculate the eaves height of a flat roof.

OFFICER RECOMMENDATION : Refuse.

Case Officer: Lisa Jackson

Recommendation Date: 14.04.2026.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council