

DELEGATED DECISION REPORT

HNT/2026/0006
Valid 13/05/2026

1 ENDON DRIVE
BIDDULPH

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A SINGLE
STOREY REAR EXTENSION
FOR A DISABLED WETROOM
TO EXTEND BEYOND THE
REAR WALL BY 7.27M, HAVE A
MAXIMUM HEIGHT OF 3M AND
A THE HEIGHT AT THE EAVES
OF THE EXTENSION OF 2.70M

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

- Whether the proposal complies with the limits set out under Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

DESCRIPTION OF SITE

The site consists of a two-storey detached dwellinghouse and its associated curtilage. The dwelling is finished in white render to the front elevation, and brown brick on all other elevations. The property has a single-storey rear extension and a single storey side extension, along with a detached flat roof garage in the rear garden. The site occupies a corner plot on the junction of Endon Drive and Lotus Avenue. The rear extension was granted permission in 1984 (SMD/1984/0835. OLD REFERENCE: 84/13063/OLDDC).

PROPOSAL

The application seeks to determine whether the proposed extension complies with the set out under Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The extension will extend beyond the rear elevation by 7.27 metres (3.1 metres from the existing rear extension) and will have a maximum height of under 3 metres. The extension will be finished in brickwork to match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A – full Permitted Development Rights.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: 05/06/2026

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

The limitations for Class A development are set out below. Officer assessment is in **bold**.

Class A – enlargement, improvement or other alteration of a dwellinghouse

Permitted Development:

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted:

A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); - **the dwelling does not fall within any of the identified Part 3 classes.**

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); - **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.**

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

(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; - **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.**

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original 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).**

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

- **This is an application under the larger extension procedure of the GPDO, therefore 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 under 3 metres and a depth of 7.27 metres measured externally from the original elevation, the extension would be under the 4 metre height limit and fit within the 8 metre projection limit on detached dwellinghouses.**

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

- **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.**

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

- **the maximum height of the extension does not exceed 3 metres, including eaves.**

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,

- (ii) have more than a single storey, or
 - (iii) have a width greater than half the width of the original dwellinghouse
- The proposed extension would only project beyond the rear elevation of the dwellinghouse, therefore Class A.1 (j) is not relevant in this case.**

(ja) 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); **- The proposed extension would extend beyond an existing enlargement by 3.1 metres, however the total enlargement from the original rear elevation of the dwelling is 7.27 metres. The total measurement of the proposed extension would not exceed 8 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).**

(k) it would consist of or include—

- (i) the construction or provision of a verandah, balcony or raised platform,
 - (ii) the installation, alteration or replacement of a microwave antenna,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) an alteration to any part of the roof of the dwellinghouse.; or
- 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.**

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

A.2 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 brick, tiles and flat roofing material.

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: Reuben Berriman

Recommendation Date: 24/06/2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council