

DELEGATED DECISION REPORT

HNT/2026/0007
Valid 14/05/2026

CHURCHSIDE COTTAGE 12
CHURCH STREET
KINGSLEY

**APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
- SINGLE STOREY REAR
EXTENSION TO EXTEND
BEYOND THE REAR WALL OF
THE ORIGINAL DWELLING
HOUSE 3.70M MAXIMUM
HEIGHT FROM NATURAL
GROUND LEVEL 2.90M
EXTERNAL HEIGHT AT EAVES
FROM NATURAL GROUND
LEVEL 2.90M**

**(HOUSEHOLDER
NOTIFICATION APPLICATION)**

MAIN ISSUES

Compliance with the GPDO (2015)

DESCRIPTION OF SITE

The proposed site comprises a terraced render and tile dwellinghouse and its associated curtilage, situated in the Churnet ward. The proposed site is in the Kingsley development boundary, where positive development is encouraged to be concentrated. No. 14 Church Street is located to the North-East of the site and No. 10 Church Street is situated to the South-West. The Church Street highway runs along the Western curtilage of the site and the Dovedale Road highway abuts the South-Eastern curtilage.

PROPOSAL

The proposed development consists of a single storey rear extension. The extension would have a maximum height of 2.90 metres and maximum eaves height of 2.90 metres measured externally from natural ground level. It will have a depth of 3.70 metres. Materials used in the construction of the proposed extension would match those used in the construction of the host dwelling, including render and flat roofing material.

Notably, the proposed scheme is a revised version of the initially proposed scheme. Revised plans were requested due to a breach of the height restrictions stated under Class A, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

GPDO (2015) Schedule 2 Part 1 Class A

Permitted development rights for householders: technical guidance, Updated 10 September 2019

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2022/0239 – Proposed single storey and two storey rear extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 06/06/2026
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

In conformity with the rules stated within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), it is necessary to assess whether the proposed rear extension to the dwellinghouse adheres to the criteria stated by Schedule 2, Part 1, Class A of the GPDO, to determine whether the householder development is permitted.

Schedule 2, Part 1, Class A.1 (a) states that development is not permitted if the use as a dwellinghouse has changed under various Part 3 changes. The dwelling does not fall within any of the identified Part 3 classes.

In accordance with Class A.1 (b) of the GPDO, 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.

Class A.1 (c) and (d) confirm that the height of the roof and eaves of the proposed extension cannot exceed beyond the maximum roof height and eaves height of the existing dwellinghouse; otherwise the development is not permitted. 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.

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).

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 2.90 metres and a depth of 3.70 metres measured externally, the extension would be under the 4 metre height limit and fit within the 6 metre projection limit on terraced dwellinghouses.

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.

With respect to Class A.1 (i), if the proposed extension would be positioned 2 metres from the curtilage boundary of the dwelling, the eaves height cannot exceed 3 metres. Initially, the eaves height of the proposed extension was labelled on the application form as being 3.80 metres. As the proposed extension would be located within 2 metres of the curtilage boundary, the eaves height of the proposed extension breached Class A.1 (i). Upon this being raised with the applicants, revised details were submitted, reducing the eaves height of the proposed extension to be 2.90 metres. Consequently, the development would now conform to this restriction.

Class A.1 (j) states that the enlarged part of the dwellinghouse cannot extend beyond a wall forming a side elevation of the original dwellinghouse, unless it abides by certain criteria. Based on assessment of planning history at the site, the proposed extension would only project beyond an original rear elevation of the dwellinghouse. This can be seen on the map below, dated 1899-1901.



Figure 1: Historic Site Map dated 1899-1901

Therefore, Class A.1 (j) is not relevant in this case.

With regard to Class A.1 (ja), any total enlargement including the addition of further enlargements to existing enlargements, cannot exceed the limits set out in Class A.1 (e-j). Although planning permission was granted for a two storey and single storey rear extension to the dwelling under SMD/2022/0239, this extension has not been built. Thus, the proposed extension would only extend beyond an original rear elevation of the dwelling. The total measurement of the proposed extension would not exceed 6 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).

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.

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

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 render and flat roofing material.

Permitted development rights in relation to the proposed site remain intact.

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: Hannah Varley

Recommendation Date: 18/06/2026

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council