DELEGATED REPORT

FILE REFERENCE: HNT/2016/0015

MAIN ISSUES:

Impact on the amenity of adjacent residential properties.

PUBLICITY/REPRESENTATIONS:

Parish/Town Council - No comments received
Neighbours - No comments received

CASE OFFICER ASSESSMENT:

The Town and Country Planning (General Permitted Development) (England) Order 2015 gives provision for the larger homes extension allowances to continue up until 30th May 2019. Applicable to this application is the allowance to extend a detached dwellinghouse in the form of a single storey rear extension to a depth of between 3m – 6m, subject to the notification scheme.

This application relates to an extension that would project 5.7m beyond the rear elevation of the dwellinghouse, with a maximum height of 3.9m and eaves level of 2.9m. No objections have been received and accordingly the Local Planning Authority must conclude that Prior Approval is not required as to the impact of the proposed development on the amenity of any adjoining premises. The proposal therefore accords with the provisions of Class A, Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015 and a recommendation of approval is given.

RECOMMENDATION:

Approve.

Date 19/05/2016 **Signed** _____
Lisa Howard

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____