DELEGATED REPORT

FILE REFERENCE: HNT/2016/0020

MAIN ISSUES:

Impact on the amenity of adjacent residential properties.

PUBLICITY/REPRESENTATIONS:

Parish Council - No objection.
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 semi-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 proposes the construction of a single storey rear extension to No.136 Congleton Road, a two storey semi-detached dwellinghouse located within the built settlement of Biddulph. A site visit to the property confirmed that the dwelling has already been extended in the form of a flat roof single storey side and rear extension and a rear conservatory. The submitted drawings show a proposal for the construction of a single storey rear extension that would form a wrap around extension to a two storey outrigger. The extension would extend the full width of the dwellinghouse and at its greatest depth it would project 6m beyond the rear elevation. The extension will have a maximum height of 3.1m and eaves level of 2.7m.

The proposed extension would form a wrap around extension and accordingly has to be considered as a side and rear extension. The proposed extension would extend the full width of the dwellinghouse and would therefore fail to accord with Class A (j), Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Class (g)

The external building materials specified on the application form would not be similar in appearance to those used in the construction of the exterior of the existing house and therefore the proposal would fail to meet the requirements of condition A.3(a) of Class A, Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Though no objections have been received from neighbouring occupiers, for the reasons outlined within this report the proposal fails to accord with the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore requires formal planning approval.

A recommendation of refusal is provided.

RECOMMENDATION:

REFUSE

Date 17/06/2016 **Signed** _____
Lisa Howard

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____