DELEGATED REPORT

FILE REFERENCE: SMD/2016/0298 single storey rear extension, Well House Farm

MAIN ISSUES:
Green Belt, design, neighbour amenity

PUBLICITY/REPRESENTATIONS:
Biddulph Town Council – no objections subject to neighbour amenity
Site and neighbour notices – no representations

CASE OFFICER ASSESSMENT:
The proposal is a single storey rear lean-to extension 5.8m in width and projecting 3m resulting in a total ground plan area of 17.4m2. The space is currently part occupied by a 10m2 lean-to conservatory. The conservatory would be removed. In its place and slightly larger the proposed lean-to extension would be attached to a previous two storey flat roofed extension occupying a ground plan area of 22.8m2. As a two storey rear extension projecting no more than 3m this would have qualified as Permitted Development. It represents a 65% extension of the original house and together with the existing conservatory the total extensions currently represent 55.6m2. As a proportion of the 70m2 of the original house the existing extensions represent a 79% addition. The proposal would result in extensions equating to 90% of the original house. Whilst these proportions are higher than might normally be considered acceptable the additional impacts of the proposal in comparison to the existing arrangement are considered negligible. There are no public views at which the changes to the rear of the property would be noticeable and no adverse implications for neighbour amenity.

In consideration of all of the above with reference to policies SS1, SS1a, SS6c, DC1, DC3 and the NPPF in particular Chapter 9 referring to the Green Belt the proposal is recommended for approval.

RECOMMENDATION:
Approve

Date 05/07/2016 **Signed** _____
Arne Swithenbank

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____