DELEGATED DECISION REPORT

HNT/2016/0026 **Valid 21/07/2016**	**29 HARDY CLOSE** **CHEADLE**	**EDWARDIAN STYLE REAR CONSERVATORY EXTENDING 3.65M BEYOND REAR WALL OF THE ORIGINAL DWELLING, MAXIMUM HEIGHT 2.90M AND HEIGHT TO EAVES 2.20M** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Impact on the amenity of adjacent residential properties.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no planning site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 18.08.2016
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection.

OFFICER COMMENTS

Principle of Development

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 tot his 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 and 6m, subject to the notification scheme.

This application proposes the construction of a single storey conservatory extension to the rear of no.29 Hardy Close, a two storey semi-detached dwellinghouse located on the western side of the cul-de-sac. The extension is to project 3.65m beyond the rear elevation. A maximum height of 2.9m is proposed with an eaves level of 2.2m.

No objections have been received from neighbouring occupiers and therefore this application is considered to accord with the provisions of Class A, Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore this proposal does not require formal planning approval.

CONCLUSION / PLANNING BALANCE

This application is permitted development and therefore a recommendation of approval is given.

OFFICER RECOMMENDATION :
Approve
Case Officer: Lisa Howard
Recommendation Date: 17.08.2016

X

On behalf of Staffordshire Moorlands District Council