DELEGATED DECISION REPORT

HNT/2016/0033 **Valid 26/08/2016**	**BADGERS BROOK** **STANLEY MOSS LANE** **STOCKTON BROOK**	**SINGLE STOREY SUNROOM EXTENSION AT REAR, EXTENDING 4.715M BEYOND THE REAR WALL OF THE ORIGINAL DWELLING, MAXIMUM HEIGHT 3.764M AND HEIGHT TO EAVES 2.392M** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

DESCRIPTION OF SITE

The application site comprises of an individually designed split level detached house which lies in a group of similar dwellings on the eastern side of Stanley Moss Lane, Stockton Brook. The dwelling, which was granted consent in the mid 1980's (SMD/1985/0892) is constructed from a mix of facing brickwork and render under an interlocking concrete tile roof. Planning permission for extensive alterations and extensions including a single storey extension to the north eastern gable and a two storey extension to the south western gable was approved in 2003 (SMD/2003/0454) and have been implemented. To the north, west and south lie residential dwellings whilst open countryside lies to the east. A small brook passes in close proximity to the rear boundary of the site.

PROPOSAL

This is a householder notification application which seeks consent for the erection of a single storey extension. The proposed extension which would measure 4.715m deep x 5.145m wide would have an eaves height of 2.392m and an overall ridge height of 3.764m. It would be positioned at the rear of the dwelling in the place of an existing conservatory.

CONSULTATIONS

Publicity

Neighbour consultation period ends: 20th September 2016

Public Comments

No representations received.

Town / Parish Comments
No objections.

OFFICER COMMENTS

Under a change to the 'permitted development' regulations for a short period of time Government has made provision for certain extensions to be built that are larger than those which can normally be carried out as permitted development. In the case of rear extensions to detached dwellings the normal length of 4.0 metres for single storey extensions has been increased to 8.0 metres. In determining these applications the local planning authority is only required to consider the amenity of adjoining premises in circumstances where either the neighbour has objected or where the LPA requires the developer to provide more information than the minimum that is stipulated in the legislation.

Whilst the application site has been significantly extended it is clear that the proposed development would be located on the rear wall of the original dwellinghouse and would replace an existing conservatory. The proposed extension would extend across only a small part of the rear elevation and its depth at 4.715m is considerably less than that allowed under permitted development allowances set out in Class A of the GPDO 2015, as amended. The proposed development complies with all other criteria in terms of eaves height, ridge height, proximity to boundary and reduction in curtilage. Whilst there are neighbours located on either side of the dwelling the proposed extension, which is positioned well away from the shared boundaries, is not considered to raise any adverse amenity issues. No objections have been received from the occupiers of any of the notified dwellings and it is concluded that the Council should grant approval for the proposal.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Teresa Critchlow
Recommendation Date: 7th October 2016

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council