DELEGATED DECISION REPORT

HNT/2016/0035 **Valid 19/09/2016**	**149 ASHBOURNE ROAD** **LEEK**	**SINGLE STOREY REAR EXTENSION, PROPOSED EXTENSION TO EXTEND 3.747 METRES, MAXIMUM HEIGHT OF THE PROPOSED EXTENSION TO BE 3.78 METRES, HEIGHT AT THE EAVES OF THE PROPOSED EXTENSION TO BE 2.2 METRES.** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Impact on the amenity of adjacent residential properties.

DESCRIPTION OF SITE

The site to which this application relates is located on the north eastern side of Ashbourne Road, within a predominantly residential area. The site falls within the Leek Town Development Boundary and comprises of a two-storey mid terraced dwellinghouse.

Permitted development rights are in tact.

PROPOSAL

This application seeks approval through the larger homes extension procedure for the construction of a single storey rear extension. The extension is to project 3.74m beyond the rear elevation of the original dwellinghouse. An eaves level of 2.2m is proposed and a maximum height of 3.78m is proposed.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

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

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 11.10.2016
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Leek Town Council: No objection

OFFICER COMMENTS

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 extension to the rear of no.149 Ashbourne Road, a two storey mid-terraced dwellinghouse located within the built settlement of Leek. The extension is to project 3.74m beyond the rear elevation. A maximum height of 3.78m is proposed with an eaves level of 2.2m.

No objections have been received from neighbouring occupiers and therefore for the reasons outlined within this report the proposal accords with the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore does not require formal planning approval.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within this report I am satisfied that the proposed development accords with the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and is therefore permitted development.

OFFICER RECOMMENDATION : Permitted Development

Case Officer: Lisa Howard
Recommendation Date: 31.10.2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council