DELEGATED DECISION REPORT

HNT/2016/0038 **Valid 08/11/2016**	**24 HAWKSWORTH AVENUE** **LEEK**	**SINGLE STOREY REAR EXTENSION EXTENDING 4.3M BEYOND THE REAR WALL OF THE ORIGINAL DWELLING, MAX HEIGHT 4.0M AND HEIGHT TO EAVES 2.50M** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Whether the proposal meets the criteria laid out in the GPDO and impact on residential amenity.

DESCRIPTION OF SITE

The application site comprises of a semi detached property which lies on the eastern side of Hawksworth Avenue, Leek. Constructed of red facing brickwork under a interlocking tile roof the property sits with a large plot which falls gradually away from the public highway. A lean-to garage has been added to the southern gable of the building. A low brick wall forms the boundary to the front of the property with a low timber fence and mature conifer hedging forming the shared boundary with the adjoining neighbour. A wood panelled fence forms the boundary with number 26 to the south with a wooden post and rail fence to the rear.

PROPOSAL

This is an application under the larger homes notification process for the erection of a single storey extension. The proposed hipped roof extension would measure 3.8m wide x 4.3m deep. It would have an eaves height of 2.5m and a overall ridge height of 4m and would be set off the shared boundary by 300mm . The proposed extension, which would provide a sun room would be constructed from facing and roofing materials to match those on the existing dwellinghouse.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Neighbours

No comments received.

Town / Parish Comments

Recommend approval provided not unneighbourly

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 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 relates to an extension that projects 4.3m beyond the rear elevation of the dwellinghouse. No objections have been received and accordingly the Local Planning Authority must conclude that Prior Approval is not required as to the impact of the proposed development on the amenity of any adjoining premises. The proposal therefore accords with the provisions of Class A, Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015 and a recommendation of approval is given.

OFFICER RECOMMENDATION : Prior approval not required

Case Officer: Teresa Critchlow
Recommendation Date: 20th December 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council