DELEGATED DECISION REPORT

HNT/2016/0037 **Valid 08/11/2016**	**22 HAWKSWORTH AVENUE LEEK**	**SINGLE STOREY REAR EXTENSION EXTENDING 4.04M BEYOND THE REAR WALL OF THE ORIGINAL DWELLING, MAX HEIGHT 3.8M AND HEIGHT TO EAVES 2.3M** **(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 plain clay tile roof the property sits with a rectangular shaped plot which falls gradually away from the public highway. A detached brick outbuilding with lean-to at the rear lies alongside the northern boundary of the site. A low timber fence supplemented with mature conifer hedging forms the boundary to the southern and eastern boundaries of the site.

PROPOSAL

This is an application under the larger homes notification process for the erection of a single storey extension. The proposed extension, which would be located on the rear elevation of the building, would run the entire width of the building . It would project 1.8m off the rear elevation of the building before being inset to accommodate the existing detached garage building. It would then project a further 2.24m which would result in an overall projection of 4.04m. 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 4.04m 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