DELEGATED DECISION REPORT

HNT/2016/0041 **Valid 14/12/2016**	**152 BASFORD BRIDGE LANE** **CHEDDLETON**	**SINGLE STOREY REAR EXTENSION** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

DESCRIPTION OF SITE

The site comprises a detached dormer bungalow situated on the south side of Basford Bridge Lane opposite the junction with Brittain Road within the development boundary of Cheddleton. There are neighbouring dwellings within close proximity to either side of the site.

PROPOSAL

This application relates to a Householder Notification submission, whereby a single storey rear extension is permitted development subject to its compliance with the limitations applicable to Class A, Part 1, Schedule 2 of the GPDO 2015.

A single storey rear extension is proposed with a flat roof design, which will replace an existing rear conservatory. Materials used externally are to match the existing as closely as possible. The proposal will extend 5.25m beyond the rear wall of the existing kitchen projection, its eaves height to the flat roof upstand would be 2.8m and its maximum height to the apex of the roof lantern would be 3.2m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

None.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 05/01/2017
Press Advert: N/A

Public Comments

None received.

Cheddleton Parish 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 detached dwellinghouse in the form of a single storey rear extension to a depth of between 4m –8m, subject to the notification scheme.

This application relates to an extension that projects 5.25m beyond the rear of the existing kitchen projection. The kitchen projects 3m from the main rear wall of the dwelling. There is some uncertainty as to whether the existing kitchen projection at the rear is original to the property or a later addition. Based on the assumption that the kitchen projection is an extension, then the plan as originally submitted with this application indicated that the proposed single storey extension (including roof overhang), in combination with the kitchen projection, would project 8.25m beyond the original rear wall of the dwelling, which not be permitted development. In order to satisfy permitted development criteria under Class A.1 (g) (i), an amended plan was submitted during the course of the application which reduced the roof overhang from 750mm to 500mm, thus reducing the overall combined length of the proposed single storey extension and kitchen projection to a maximum of 8m. As amended, the proposal is considered to comply with the limitations and conditions listed under Class A.1 (a) to (k).

No objections have been received from neighbouring occupiers 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 it is recommended for approval.

OFFICER RECOMMENDATION : Prior approval is not required.

Case Officer: Mark Ollerenshaw
Recommendation Date: 24/01/2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council