DELEGATED DECISION REPORT

HNT/2017/0001 **Valid 11/01/2017**	**9 SOUTHLOWE ROAD** **CELLARHEAD**	**SINGLE STOREY REAR CONSERVATORY EXTENDING 4M BEYOND REAR WALL OF THE ORIGINAL DWELLING, MAX HEIGHT OF 3.7M AND 2.6M TO EAVES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- The impact on residential amenity.

DESCRIPTION OF SITE

The site is within the developed area of Cellarhead and comprises a semi-detached dwelling which is one of a row of dwellings facing Southlowe Road to the east.

PROPOSAL

The proposal comprises a rear conservatory which would project from an original rear wall of the house by 4.0 metres and which would have a max height of 3.7 metres.

The application is a Notification for Prior Approval for a Proposed Larger Home Extension. The 2013 amendment to the GPDO allows single storey rear extensions for non-detached dwellings to be built up to 6.0 metres from the rear wall without needing full planning permission, providing that the other parts of Class A of Part 1 of the GPDO are complied with. However, this amendment to the GPDO requires the applicant to notify the Council of any such extension that projects between 3.0 and 6.0 metres from the original rear wall of the dwelling and which have a height not exceeding 4.0 metres. This is the reason for the submission of this "Notification of a proposed larger home extension" application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No relevant history.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 2.2.17
Press Advert: N/A

Public Comments

None.

OFFICER COMMENTS

Under the GPDO, the Council must notify adjacent neighbours in writing of the proposal and invite comments within 21 days. If objections have been received from any neighbour, the prior approval of the Council is then required and the Council must assess the impact of the extension on the residential amenities of the area (and not just the amenities of the objector).

For this case, no comments or objections have been received from neighbours. The extension also complies with all other parts of Class A of Part 1 of the GPDO. Therefore the Council shall approve the extension being built under permitted development.

OFFICER RECOMMENDATION : APPROVE/PERMITTED DEVELOPMENT

Case Officer: Chris Johnston
Recommendation Date: 3.3.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council