DELEGATED DECISION REPORT

HNT/2017/0003 **Valid 14/02/2017**	**21 CROSSFIELD AVENUE** **BLYTHE BRIDGE**	**PROPOSED CONSEVATORY EXTENSION TO EXTEND 3.82 METRES BEYOND THE REAR WALL, MAXIMUM HEIGHT OF THE PROPOSED EXTENSION 3.20 METRES, HEIGHT OF THE EAVES OF THE PROPOSED EXTENSION 2.80 METRES.** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Impact on the residential amenity of nearby properties.

DESCRIPTION OF SITE

This application relates to no.21 Crossfield Avenue, located within an area that is predominantly residential in character. The site comprises of a two storey semi-detached dwellinghouse positioned within a long rectangular plot. The rear garden extends to the rear of no.22 forming an 'L' shaped plot.

The application dwelling has already been extended at single storey to the rear and also benefits from planning approval for a two storey side extension.

PROPOSAL

This application proposes the construction of a conservatory extension to the rear.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 7th March 2017
Press Advert: N/A

Public Comments

No comments received.

OFFICER COMMENTS

Principle of Development

The Town and Country Planning (General Permitted Development) (England) Order 2015 gives permission for the larger homes extension allowances to continue 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.

The proposed conservatory extension is to extend beyond and existing single storey extension the dwellinghouse. The existing extension currently extends 2.9m beyond the rear elevation of the original dwellinghouse. The proposed conservatory extension is to project a further 3.82m. Cumulatively therefore the extension would extend 6.7m beyond the rear elevation of the original dwellinghouse. This application therefore fails to accord with Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

As such, it is not possible for the Local Planning Authority to assess this application under the 'Notification of a Proposed Larger Homes Extension' procedure.

OFFICER RECOMMENDATION :

Case Officer: Lisa Howard
Recommendation Date: Refuse

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council