DELEGATED DECISION REPORT

HNT/2017/0007 **Valid 09/03/2017**	**LITTLE ARMSHEAD FARM** **EAVES LANE** **ARMSHEAD**	**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 farmhouse situated within the open countryside and green belt. It is situated at the end of a long access track. There are no nearby neighbouring properties.

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. The proposal will extend 6m beyond the rear wall of the original dwelling, it will extend the full width of the rear elevation, and its maximum height would be 2.5m. The applicant confirms that the extension will be finished in brick to match the existing brickwork to the property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2013/0850 – Replacement dwelling – Refused 23/12/2013.

SMD/2013/0295 – Replacement dwelling – Withdrawn 21/06/2013.

SMD/2010/0334 – Replacement dwelling (Outline) – Approved 17/08/2010.

CONSULTATIONS

Publicity

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

Public Comments

None received.

Town / Parish Comments

Werrington Parish Council – No comments received.

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 6m beyond the rear elevation of the original building. The proposal is considered to comply with the limitations and conditions listed under Class A.1 (a) to (k), including height, proximity to boundaries and reduction in curtilage.

No objections have been received and the site is remote from the nearest neighbouring properties. Accordingly the Local Planning Authority must conclude that Prior Approval is not required as to the impact of the proposed development on neighbour amenity. 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: 20/04/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council