DELEGATED DECISION REPORT

HNT/2017/0004 **Valid 15/02/2017**	**44 HALLS ROAD** **BIDDULPH**	**SINGLE STOREY REAR EXTENSION, PROPOSED EXTENSION TO EXTEND BEYOND REAR WALL OF THE ORGINAL DWELLING 6.50 METRES, PROPOSED MAXIMUM HEIGHT OF 4METRES, PROPOSED HEIGHT AT THE EAVES OF THE PROPOSED EXTENSION TO BE 3 METRES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- The impact upon residential amenity

DESCRIPTION OF SITE

The application site is located within the development boundary of Biddulph and comprises a single storey detached residential dwelling with ancillary amenity space to the front and rear.

The site is not situated within a Conservation Area and is not subject to any Article 4 Direction. Permitted Development rights therefore remain intact.

PROPOSAL

The proposal comprises a rear conservatory which would project from an original rear wall of the house by 6.5 metres and which would have a max height of 4 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 detached dwellings to be built up to 8 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 4metres and 8 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

Requiring Good Design Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 29th March 2017
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council – Noted

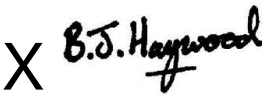
OFFICER COMMENTS

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 as being Permitted Development

Case Officer: James Stannard
Recommendation Date: 3rd April 2017

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council