DELEGATED DECISION REPORT

HNT/2017/0008 **Valid 03/04/2017**	**21 CROSSFIELD AVENUE** **BLYTHE BRIDGE**	**REAR CONSERVATORY: WILL EXTEND 5.95 METRES BEYOND THE REAR WALL OF THE ORIGINAL DWELLING. MAXIMIM HEIGHT 3.2METRES HEIGHT TO EAVES 2.80METRES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Impact on the amenity of adjacent residential properties.

DESCRIPTION OF SITE

This application relates to a site positioned on the south-eastern side of a residential cul-de-sac, within an area that is predominantly residential in character. The site comprises of a two storey semi-detached dwellinghouse and detached outbuilding. The site is commensurate in scale and appearance to the prevailing character of the locality.

PROPOSAL

This application proposes the construction of a single storey rear extension that is to project 3m beyond an existing single storey projection that extends 2.95m. The resulting single storey extension would extend 5.95m beyond the rear elevation of the dwellinghouse. The extension is to measure a maximum height of 3.2m, with an eaves level of 2.8m.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 25.04.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Forsbrook Parish Council: The Council would like to object to this application and feel that in light of previous planning consents this would be over development.

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.

This application proposes to construction a single storey rear conservatory extension that is to extend beyond an existing extension. The cumulative depth of the existing and proposed extension would equate to 5.95m.The extension will have a maximum height of 3.2m and eaves level of 2.8m.

The comments received from Foresbrook parish Council have been noted, however the assessment of a 'Larger Homes' process states "where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises" but does not make provision for Parish Council objections or objections which do not relate to amenity. No objections have been raised by neighbours in this respect and it is therefore considered that this application sufficiently accords with Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

OFFICER RECOMMENDATION : Permitted Development

Case Officer: Lisa Howard
Recommendation Date: 27.04.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council