DELEGATED DECISION REPORT

HNT/2017/0017 **Valid 19/07/2017**	**RINGINGLOW SYTCH ROAD BROWN EDGE**	**REAR SINGLE STOREY LOUNGE/KITCHEN EXTENSION, PROPOSED EXTENSION TO EXTEND 3.10 METRES, MAXIMUM HEIGHT OF THE PROPOSED EXTENSION TO BE 3.90 METRES AND HEIGHT AT THE EAVES OF THE PROPOSED EXTENSION TO BE 2.70 METRES.** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

The key issue is simply whether or not the proposed extension complies with Class A of Part 1, Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015.

RELEVANT POLICIES

N/A

RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 21.08.2017
Press Advert: N/A

Neighbours

Neighbours were notified in accordance with the procedure outlined in the GPDO. No neighbour comments have been received as of 18.07.2016.

OFFICER COMMENTS

Section (g) of Class A, Part 1, Schedule 2 of the GPDO allows for single-storey rear extensions up to 6m deep and 4m high on dwellings such as the application dwelling (i.e. semi-detached), subject to the conditions outlined in 'A.4'.

The proposed is a single-storey rear extension which measures 3.1m deep x 3.9m high with eaves of 2.7m.

The proposed extension accords with all the appropriate criteria as outlined in Class A, Part 1, Schedule 2.

Conditions

The applicant has adhered to the pre-determination conditions outlined in 'A.4'.

No neighbor objections have been received and therefore an assessment of amenity is not required.

Bearing the above points in mind it is concluded that the proposed extension constitutes permitted development in accordance with Section (g) of Class A, Part 1, Schedule 2 of the Order.

OFFICER RECOMMENDATION: APPROVE

Case Officer: John Williamson
Recommendation Date: 30/08/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council