DELEGATED DECISION REPORT

HNT/2017/0018 **Valid 20/07/2017**	**140 TEAN ROAD** **CHEADLE**	**REAR SINGLE STOREY CONSERVATORY EXTENSION EXTENDING 4M BEYOND THE REAR WALL OF THE ORIGINAL DWELLING, 3.8M MAXIMUM HEIGHT AND 2.7M TO HEIGHT OF EAVES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Whether the proposal complies with GPDO (2015) Schedule 2 part 1 Class A;
- Whether there have been any objections and therefore whether the prior approval of the LPA is required.

DESCRIPTION OF SITE
N/A

PROPOSAL
As set out in the above heading.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES
GPDO (2015) Schedule 2 part 1 Class A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity
Site Notice expiry date: N/A
Neighbour consultation period ends: 31st August 2017
Press Advert: N/A

Public Comments
None

Staffordshire County Council Highways
There are no objections on Highway grounds to this proposal.

Severn Trent Water
As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development
Only if there are objections from any one or more of the adjoining neighbours can the LPA proceed to determine whether prior approval should be granted. Where there are no objections at the end of the 21 day notification to the neighbouring properties LPA prior approval is not required. Although SCC Highways and Severn Trent Water were consulted this is not a normal requirement of HNT applications.

CONCLUSION / PLANNING BALANCE
The proposal is found to comply with the limitations of the PD in terms of size and the information submitted. There have been no objections and therefore in accordance with condition A.4(7) the prior approval of the LPA is not required. The development can be carried out in accordance with the details submitted.

OFFICER RECOMMENDATION : Provide written notice that prior approval is not required.

Case Officer: Arne Swithenbank
Recommendation Date: 31st August 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council