DELEGATED DECISION REPORT

HNT/2017/0021 **Valid 01/11/2017**	**4 WHETSTONE ROAD** **BIDDULPH**	**SINGLE STOREY REAR EXTENSION EXTENDING 4 METRES BEYOND THE WALL OF THE ORIGINAL DWELLING, 4 METRES MAXIMUM HEIGHT AND 3 METRES TO THE EAVES.** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Impact on the amenity of the adjacent residential properties.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2010/0088 Proposed kitchen, utility, WC extension to side and rear and new decking
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 27.11.2017
Press Advert: N/A

Public Comments

No comments received.

Biddulph Town Council

No adverse comments.

OFFICER COMMENTS

The Town and Country Planning (General Permitted Development) (England) Order 2015 gives permission for the larger homes extension allowances to continue up until 301th 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 the construction of a single storey extension that is to project 4m beyond the rear elevation of no.4 Whetstone Road, a two storey semi-detached dwellinghouse located within the built settlement of Biddulph. The extension would not exceed 4m in height and the eaves level would be no greater than 3m in height. External building materials would be similar in appearance to those of the host dwelling.

No objections have been received from neighbouring occupiers and therefore for the reasons outlined within this report the proposal accords with the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore does not require formal planning approval.

CONCLUSION / PLANNING BALANCE

This application is permitted development and therefore a recommendation of approval is given.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 02.01.2018

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council