DELEGATED DECISION REPORT

HNT/2018/0002 **Valid 09/02/2018**	**44 HOLLINGTON ROAD** **UPPER TEAN**	**SINGLE STOREY REAR EXTENSION MEASURING 5.86M BEYOND REAR WALL OF DWELLING, 2.9M MAXIMUM HEIGHT AND 2.9M HEIGHT AT THE EAVES** **(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 LOCAL AND NATIONAL PLANNING POLICIES
N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity
Site Notice expiry date: N/A
Neighbour consultation period ends: 05/03/2018
Press Advert: N/A

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

OFFICER COMMENTS

Principle of Development
Section (g) of Class A, Part 1, Schedule 2 of the GPDO allows for single-storey rear extensions provided that it does not extend more than 8m in the case of detached dwellinghouse or 6 m in the case of any other dwellinghouse or exceed 4m in height, on dwelling such as the application dwelling (i.e detached), subject to the conditions outlined in 'A.4'.

The proposed development is a single storey rear extension which measures 5.86m deep x 2.9m high and 2.9m. The width of the extension is less than half the width of the original dwelling and therefore meet the requirements of A.1 (j). In terms of its

height it would meet the requirements of both A.1 (g) and (i). No details have been provided in respect of the use of materials, however the extension can only be considered as permitted development if the materials area similar. The decision notice will set out that material must be similar to the existing dwelling.

The proposed extension accords with all 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 neighbour 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 Class A.1, Part 1, Schedule 2 of the Order.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barrowclough
Recommendation Date: 19/03/2018

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council