DELEGATED DECISION REPORT

HNT/2018/0003 **Valid 27/02/2018**	**34 FOLD LANE** **BIDDULPH**	**SINGLE STOREY REAR EXTENSION EXTENDING 8 METRES BEYOND THE REAR WALL OF THE ORIGINAL DWELLING, 4 METERS MAXIMUM HEIGHT AND 3 METERS TO HEIGHT OF THE EAVES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

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

RELEVANT POLICIES

N/A

RELEVANT PREVIOUS APPLICATIONS

It is noted that an application was recently refused on the site:-

SMD/2017/0834 – First-floor extension to provide additional living accommodation. Refused, 20.02.2018

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 29.03.2018
Press Advert: N/A

Neighbours

Neighbours were notified in accordance with the procedure outlined in the GPDO. No neighbour comments have been received as of 06.04.2018.

Biddulph Town Council – No adverse comments.

OFFICER COMMENTS

Section (g) of Class A, Part 1, Schedule 2 of the GPDO allows for single-storey rear extensions up to 8m deep and 4m high on dwellings such as the application dwelling (i.e. detached), subject to the conditions outlined in 'A.4'.

The proposed is a single-storey rear extension which measures 8m deep x 4m high with eaves of 3m.

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'.

The application submission adheres to the relevant criteria.

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 Section (g) of Class A, Part 1, Schedule 2 of the Order.

OFFICER RECOMMENDATION: APPROVE

Case Officer: John Williamson
Recommendation Date: 06/04/2018

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council