DELEGATED DECISION REPORT

HNT/2018/0004 **Valid 21/03/2018**	**BARNSWOOD BUNGALOW** **MACCLESFIELD ROAD** **RUSHTON SPENCER**	**PROPOSED LARGER HOME EXTENSION, PROPOSED EXTENSION TO EXTEND 8M BEYOND THE REAR WALL, MAXIMUM HEIGHT OF THE PROPOSED EXTENSION TO BE 4M AND HEIGHT OF THE EAVES OF THE PROPOSED EXTENSION TO BE 3.3M** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Whether the proposed extension complies with Class A (A.1(g)) of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) (England) Order 2015

DESCRIPTION OF SITE

The application site comprises a parcel of land in a remote rural location adjacent to Rudyard Lake, accessed from Macclesfield Road, and contains Barnswood Bungalow and its associated residential curtilage.

As shown on the submitted plans, the original bungalow has a rear elevation spanning 10.7m. A conservatory sits to the rear of a side extension which protrudes 1.3m beyond the rear elevation of the original dwelling, and extends sideways by 3.8m.

There are no properties within a considerable distance of the site.

PROPOSAL

This prior notification application seeks approval for a single storey rear extension under Schedule 2, Part 1, Class A(A.1(g)) of the General Permitted Development Order.

The Plan submitted with the application shows that the extension would extend 8m outwards from the rear elevation of the original dwelling and 6.6m outwards from the rear elevation of the side conservatory. The side elevation of the conservatory is shown to have a building line consistent with the side elevation of the conservatory and existing side extension.

The Application Form confirms that the extension would have a height to eaves level of 3.3m and an overall ridge height of 4m.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1998/0711	Extension to form two bedrooms (Approved)
SMD/2001/0545	Conservatory (Approved)
SMD/2003/0303	Agricultural Building (Approval Required)
SMD/2007/0125	Replacement detached two storey dwelling with garage (Withdrawn)
SMD/2007/0604	Replacement dwelling and garage (Withdrawn)
SMD/2007/1126	Stable block with tack room (Approved)
SMD/2008/0117	Certificate of proposed lawful use for detached, ancillary domestic building in connection with occupants (Refused)
SMD/2008/0942	Certificate of proposed lawful use for detached, ancillary domestic building in connection with occupants (Refused)

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 11th April 2018
Press Advert: N/A

Neighbours

Neighbours were notified in accordance with the procedure outlined in the General Permitted Development Order. As of 24th April no neighbour comments have been received.

OFFICER COMMENTS

Schedule 2, Part 1, Class A(g) allows for rear single storey extensions of up to 8m on detached dwellinghouses which do not exceed 4m in height, subject to conditions which are set out at paragraph A.4.

The Technical Guidance which accompanies the GPDO clearly states that "*where a new extension is joined to an existing extension, the limits set out in paragraph A.1(g) of Class A apply to the size of the total enlargement (being the proposed enlargement together with the existing enlargement)*."

The applicant has adhered to the required information to be submitted to the local authority, and the proposed development falls in line with the parameters of the legislation and associated technical guidance set out above.

No objections have been received by any neighbouring property and therefore an assessment of amenity of any property is not required.

In light of the above, it is concluded that the proposed extension constitutes permitted development in accordance with Schedule 2, Part 1, Class A(g) of the General Permitted Development Order 2015 and should therefore be approved.

OFFICER RECOMMENDATION: Prior Approval Not Required

Case Officer: James Stannard
Recommendation Date: 24th April 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council