DELEGATED DECISION REPORT

HNT/2018/0007 **Valid 15/05/2018**	**56 MOSS COTTAGE** **LEEK ROAD** **STOCKTON BROOK**	**SINGLE STOREY FLAT ROOF SUN LOUNGE EXTENSION WITH GLAZED LANTERN LIGHT EXTENDING 5.5 METRES FROM THE REAR WALL, MAXIMUM HEIGHT 3.9 METRES AND EAVES HEIGHT OF 3 METRES MEASURED EXTERNALLY FROM NATURAL GROUND LEVEL.** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Impact on the amenity of the adjacent residential properties.

CONSULTATIONS
Publicity
Neighbour consultation period ends: 06/06/2018

Public Comments
No comments received

OFFICER COMMENTS
Principle of Development
The Town and Country Planning (General Permitted Development) (England) Order 2015 gives permission for the larger homes extension allowances to continue up until 30th May 2019. Applicable to this application is the allowance to extend a detached dwelling house by 5.5m from the rear wall, subject to the notification scheme.

This application proposes the demolition of the existing conservatory and construction if a flat roof sunroom to the rear of Moss Cottage, a two storey detached dwelling. The extension would not exceed 4m in height, it is a flat roof extension with a roof lantern. External building materials have not been specified but must be of a similar appearance to those used in the construction of the existing dwelling house.

The proposed development would not result in an area greater than 50% of the total area of the curtilage of the dwelling.

No objections have been received from neighbouring occupiers and therefore the proposals accord with the provisions of Schedule 2, Part 1, Class A (g) of the Town

and Country Planning (General Permitted Development) (England) Order 2015 and therefore does not require formal planning approval.

CONCLUSION / PLANNING BALANCE
This notification falls within the parameters set out within Schedule 2, Part 1, Class A (g) of the Town and Country Planning (General Permitted Development)(England) Order 2015. As a result it does not require planning permission.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barrowclough
Recommendation Date: 8th Jun 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council