DELEGATED DECISION REPORT

HNT/2018/0006 **Valid 11/05/2018**	**NINEPINS HILLSWOOD AVENUE LEEK**	**SINGLE STOREY REAR EXTENSION MEASURING 3.8M BEYOND THE REAR WALL OF THE DWELLING, 4M MAX HEIGHT AND 2.4M TO HEIGHT OF EAVES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Impact upon amenity of adjacent dwellings

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 30th May 2019. Applicable to this application is the allowance to extend a semi-detached dwelling in the form of a single storey rear extension to a depth of 6m extending beyond the rear wall of the dwelling, subject to the notification scheme.

This application proposed the construction of a single storey extension that is to project 3.8m beyond the rear elevation of the dwelling which is a two storey semi-detached. The application form states that the development comprises a single storey kitchen extension. It states that the maximum height of the proposed extension above natural ground level would be 4m, which is within the provisions set out at (g (ii)) of Class A. There are no details of the development's elevations or materials. However, the GPDO states that materials used for the construction of an extension should be of similar appearance to those used in the construction of the exterior of the existing dwelling house.

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 falls within the provisions set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore approval is given.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barrowclough
Recommendation Date: 11th June 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council