DELEGATED DECISION REPORT

HNT/2018/0010 **Valid 15/06/2018**	**93 ELMWOOD DRIVE** **BLYTHE BRIDGE**	**SINGLE STOREY REAR EXTENSION MEASURING 4M BEYOND THE REAR WALL OF THE DWELLING, 3.6M MAXIMUM HEIGHT AND 2.1M TO HEIGHT OF EAVES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

Whether or not the proposed development complies with Schedule 2, Part 1, Class A (g) of The Town and Country Planning (General Permitted Development) (England) Order 2015

DESCRIPTION OF SITE

The application site comprises a two-storey, link-detached dwelling within the Built-up Area of Blythe Bridge. The property is constructed from red brick with a concrete, interlocking tiled roof (brown).

PROPOSAL

Prior notification is submitted for the construction of a single-storey rear extension. The proposed extension measures a max. depth of 4m, with a max. height of 3.6m, eaves height of 2.1m and extending virtually across the width of the rear elevation.

The proposed materials are facing brickwork to match existing and a Marley Thrutone fibre cement roof slate (dark grey).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

Not relevant

National Planning Policy Framework

Not relevant

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no planning history for the site.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 13/07/2018
Press Advert: N/A

Public Comments

No comments or objections have been received from neighbours.

OFICER COMMENTS

Principle of Development

Permitted development rights are intact for the property and no written objections have been received from neighbours. As such, the assessment relates to a) assessing the proposal against the criteria in Schedule 2, Part 1, Class A and b) ensuring the proposal meets the required conditions.

Category (g) of Schedule 2, Part 1, Class A allows (until 30th May 2019) for extensions off the rear elevation of a dwelling, other than detached dwellings, up to a depth of 6m. The depth of the proposed extension is 4m, which is within the required parameters.

The proposed development also has to satisfy the other criteria and conditions. As regards the other criteria: *it is noted that the site curtilage measures approx. 214sqm; the original building footprint measures approx. 71sqm; the proposed extension has a footprint of approx. 30sqm. Hence, the proposal does not exceed 50% of the curtilage (excluding the ground area of the original house); *the roof height is no higher than the existing; *the eaves height is no higher than existing; *the extension is not off a wall forming the principal elevation or fronting a highway; *the extension does not exceed 4m in height; *the proposal is single-storey; *there is no verandah, balcony or raised platform, it doesn't involve the installation, alteration or replacement of a microwave antenna, or the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse. Hence, the proposal meets the criteria outlined.

As regards conditions, section A.3 outlines the conditions that apply to all permitted development within Class A. Section A.4 outlines the (additional) conditions for extensions allowed under paragragh (g) (which are mainly procedural). The applicant has followed all procedural aspects outlined in section A.4.

As regards conditions in section A.3, points 'b' and 'c' do not apply as the proposal is not higher than single-storey. However, point 'a' states

the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse…

As noted above, the existing house has is constructed from red brick with a concrete, interlocking tiled roof (brown) and the proposed materials are facing brickwork to match existing and a Marley Thrutone fibre cement roof slate (dark grey). Hence, the brickwork is to match, which accord with condition A.3 (a) but the roof tile would not accord.

However, subject to the Decision Letter informing the applicant that the extension can be erected under permitted development rights, providing ALL the conditions are adhered to, then approval can be granted.

CONCLUSION

Given that no neighbour objections have been received, and subject to the relevant conditions, the development is considered to be permitted development under Schedule 2, Part 1, Class A (g) of The Town and Country Planning (General Permitted Development)(England) Order 2015.

OFFICER RECOMMENDATION: APPROVE, subject to conditions

Case Officer: John Williamson
Recommendation Date: 23/07/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council