DELEGATED DECISION REPORT

HNT/2018/0012 **Valid 14/08/2018**	**42 MOW LANE** **GILLOW HEATH**	**SINGLE STOREY REAR EXTENSION - EXTENDING BEYOND THE REAR WALL OF DWELLING BY 4.5M, MAXIMUM HEIGHT MEASURED EXTERNALLY FROM NATURAL GROUND LEVEL 4M AND HEIGHT AT THE EVES 3M MEASURED EXTERNALLY FROM THE NATURAL GROUND LEVEL** **(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 property is a semi-detached bungalow with gardens to the front and rear, driveway at the side and detached outbuilding in the rear garden. The site is located within the Built-up Area of Biddulph. It does not lie within a conservation area.

PROPOSAL

It is noted that plans have been amended and corrected. The original plans submitted suggested that the proposed extension would project to the rear of both number 42 and number 44. A site visit confirmed that number 42 has, in previous years, incorporated part of number 44 (a bedroom at the rear) into the fabric of number 42 and part of the garden of number 44 has also been incorporated into the plot of number 42. I have been informed by the Agent that all due processes have been followed to legalise this.

As the proposal originally stood, it would not have met all the GPDO criteria. The amended and corrected plans ensure a) the site edged red is correct and b) the proposed extension meets the criteria.

Prior notification is submitted for the construction of a single-storey rear extension. The proposed extension measures 4.5m deep, 5.8m wide with a max. height of 4m and an eaves height of 3m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SMDC Core Strategy

Not relevant.

National Planning Policy Framework

National Planning Practice Guidance

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: 08/09/2018
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 4.5m, which is within the required parameters.

The proposed development also has to satisfy the other criteria set out in A.1 and the conditions set out in A.3. As regards criteria A.1:

- 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 paragraph (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…*

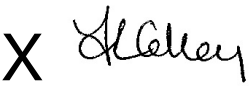
If approved, the Decision Letter informing the applicant that the extension can be erected under permitted development rights can state that all the conditions have to be adhered to. Therefore it is recommended that approval is granted.

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

Case Officer: John Williamson
Recommendation Date: 25/09/2018

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council