DELEGATED DECISION REPORT

HNT/2018/0015 **Valid 18/09/2018**	**16 ST EDWARDS ROAD CHEDDLETON**	**SINGLE STOREY REAR EXTENSION EXTENDING 5 METRES FROM THE REAR WALL MEASURED EXTERNALLY, 3.7 METRES HIGH, MEASURED FROM NATURAL GROUND LEVEL AND EAVES HEIGHT OF 2.250 METRES MEASURED EXTERNALLY FROM NATURAL GROUND LEVEL.** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Impact upon the amenity of the adjacent residential properties

CONSULTATIONS
Publicity
Neighbour consultation period ends: 10/10/2018
Press Advert: N/A

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 semi-detached dwelling house by 5m from the rear wall, subject to the notification scheme.

The application proposes the demolition of the existing conservatory to the rear of the dwelling and construction of a mono-pitched extension to this two storey semi-detached dwelling. The extension would not exceed 4m in height. The 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.

The construction of the property appears to pre-date the Council's planning records and thus PD rights appear to be intact.

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 Barnes
Recommendation Date: 19th October 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council