DELEGATED DECISION REPORT

HNT/2018/0016 **Valid 19/09/2018**	**325 ARMSHEAD ROAD** **WERRINGTON**	**SINGLE STOREY REAR EXTENSION TO FORM SUN ROOM EXTENDING 8 METRES FROM THE REAR WALL MEASURED EXTERNALLY, 3.67 METRES HIGH, MEASURED FROM NATURAL GROUND LEVEL AND EAVES HEIGHT OF 2.54 METRES MEASURED EXTERNALLY FROM NATURAL GROUND LEVEL.** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Impact upon amenity of adjacent dwellings

CONSULTATIONS
Publicity
Neighbour consultation period ends: 11/10/2018

Public Comments
N/A

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 detached dwelling in the form of a single storey rear extension to a depth of 8m extending beyond the rear wall of the dwelling, subject to the notification scheme.

This application proposes the demolition of the existing single storey extension and construction of a single storey extension that is to project 8m beyond the rear elevation of the dwelling which is a two storey detached dwelling. The application form and accompanying elevation plan indicate that the proposed extension comprises a single storey sunroom which projects 7.9m out from the existing rear wall of the dwelling. The height of the proposed extension would be 3.6m to ridge and 2.5m to eaves. These proposed dimensions are within the limits set out at Schedule 2, Part 1, Class A (g (i and ii)). The elevation plans which have been submitted with the application indicate that the proposed extension is to be built of

facing brick and plain clay tiles, to match the existing dwelling. 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.

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.

Given the age of the property, permitted development rights will be intact.

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 Barnes
Recommendation Date: 19th October 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council