DELEGATED DECISION REPORT

HNT/2019/0002 **Valid 31/01/2019**	**25 MILLTOWN WAY** **LEEK**	**NOTIFICATION FOR PRIOR APPROVAL FOR A PROPOSED LARGER HOME EXTENSION FOR REMOVAL OF A CONSERVATORY AND PROPOSED SINGLE STOREY EXTENSION MEASURING 5.4M BEYOND THE REAR WALL MEASURED EXTERNALLY, MAXIMUM HEIGHT OF 3.3M MEASURED FROM NATURAL GROUND LEVEL AND 2.5M HEIGHT AT THE EVES MEASURED FROM NATURAL GRIOUND LEVEL.** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Whether the proposed extension complies with Class A (A.1(g) of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015

DESCRIPTION OF SITE

The application site comprises a parcel of land to the south of Milltown Way, Leek and contains No.25 Milltown Way; a two storey detached property, and its associated curtilage. The curtilage is made up of a small front garden and a larger rear garden. The rear elevation is characterised by an existing conservatory.

The site is bounded to the west by No.27 and to the east by No.23 Milltown Way.

The existing dwelling was constructed following consent issued under SMD/1991/0200. A review of the decision notice for this application shows that permitted development rights are intact for this property.

PROPOSAL

This prior notification application seeks approval for a single storey rear extension under Schedule 2, Part 1, Class A (A.1 (g)) of the General Permitted Development Order.

No floor or elevation plans were submitted with the original application. However, upon the request of the Case Officer, plans have duly been submitted in order to fully assess whether the proposal is compliant with the above legislation.

The proposed plans show the conservatory off the existing kitchen to be removed and a replacement extension erected with a depth of 5.3m and a width of 3.8m. The extension would have an eaves height of 2.0m and an overall ridge height of 3.1m.

The Application Form confirms that the proposal would be constructed from materials similar to those used in the existing dwellinghouse.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1991/0200 Phase 2 Pickwood Avenue, Leek – Residential Development 109 Dwellings (Approved 23/12/91)

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 26th February 2019
Press Advert: N/A

Neighbour Comments

Neighbours were notified in accordance with the procedure outlined within the GDPO. No neighbour comments have been received.

OFFICER COMMENTS

Under Schedule 2, Part 1, Class A(g) of the GPDO and until 30th May 2019, an applicant can apply for a larger homes extension – a single storey rear extension of up to 8m for detached dwellings and up to 6m for all other dwellings, not exceeding 4m in height, subject to the applicant applying under the prior approval procedure set out at paragraph A.4.

The proposed development has been found to comply with the requirements of Part 1, Class A(g) of the GPDO 2015 and all other relevant parts of Class A. The applicant has adhered to all pre-determination conditions outlined in paragraph A.4.

No neighbouring properties have objected to this proposal, and therefore the Council are not duty bound to give any further consideration to any potential impacts to neighbouring residential amenity. Prior approval is therefore not required.

In light of the above, it is concluded that the application represents permitted development under Schedule 2, Part 1, Class A of the GPDO 2015 and it is therefore recommended that the application be approved.

OFFICER RECOMMENDATION: **Prior Approval not required**

Case Officer: James Stannard
Recommendation Date: 8th March 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council