DELEGATED DECISION REPORT

HNT/2019/0003 **Valid 05/02/2019**	**FERNYCROFT** **ASHBOURNE ROAD** **BRADNOP**	**REAR SINGLE STOREY EXTENSION EXTENDING 5.22M BEYOND REAR WALL MEASURED EXTERNALLY, MAX HEIGHT 3.4M AND MAX HEIGHT AT THE EAVES IS 2.39M MEASURED FROM NATURAL GROUND LEVEL** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Compliance with GPDO (2015) Schedule 2, Part 1, Class A
- Whether there have been any objections and therefore whether the prior approval of the LPA is required

DESCRIPTION OF SITE
Detached two storey brick and tile dwelling set back from the public road in generous plot. Previous single storey lean-to rear extension along c. two thirds of the rear elevation. Previous conservatory extension to the remaining third.

PROPOSAL
To further extend the rear single storey lean-to extension by addition of a flat roofed structure. This will take the overall depth of the extension to c.5.2m. The maximum height of the extension will be the top of the lean-to roof where it attaches to the original building at a height of c.3.4m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

For HNT notifications policies will only be taken into account if any neighbour raises an objection to the proposal and only in respect of amenity impacts on any adjoining premises.

Core Strategy Development Plan Document (Adopted 2014)
S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas Area Strategy
DC1 Design Considerations

Local Plan Submission Version (February 2018)
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 12 – Achieving well designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
00/00262/FUL two storey extension – approved – appears not to have been implemented

CONSULTATIONS

Publicity
Site Notice expiry date: N/A
Neighbour consultation period ends: 1st March 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None

OFFICER COMMENTS

Principle of Development

Paragraph 7 of GPDO (2015) Schedule 2 Part 1 Class A states that "Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises".

Therefore subject to the proposal meeting the specified PD criteria the development will only be subject to prior approval if a neighbour objects. In the event of a neighbour objection the LPA must assess the impacts on neighbour amenity for all adjoining premises.

In assessing this proposal the previous lean-to element must be taken into account as the available PD is for an extension "beyond the rear wall of the original dwelling house". The dimensions overall must not exceed 8m in projection beyond the

original rear wall – in this case the extension is 5.2m and the height must not exceed 4m – in this case the maximum height at the lean-to / and at the ridge of the conservatory to which the proposal would also be attached is 3.4m. In addition the eaves height would be 2.4m. The GPDO states that materials used in the construction of an extension should be of a similar appearance to those used on the exterior of the dwelling, although none are specified in the application. .

CONCLUSION / PLANNING BALANCE

The proposal is found to be in accord with the limits of PD under GPDO (2015) Schedule 2, Part 1, Class A section (g) and there being no objection from neighbours the prior approval of the LPA is not required.

OFFICER RECOMMENDATION : Approval

Case Officer: Arne Swithenbank

Recommendation Date: 14th March 2019

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council