DELEGATED DECISION REPORT

HNT/2019/0014 **Valid 25/07/2019**	**203 UTTOXETER ROAD** **BLYTHE BRIDGE**	**REMOVAL OF EXISTING CONSERVATORY FROM THE REAR OF THE PROPERTY. REPLACING WITH A LARGER SINGLE STOREY EXTENSION MEASURING 3.5M BEYOND THE REAR WALL OF THE EXISTING DWELLING, 4M MAXIMUM HEIGHT AND 2.3M TO HEIGHT OF EAVES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Amenity

DESCRIPTION OF SITE

The Town and Country Planning (General permitted Development) (England) Order 2015, as amended, gives permission for the larger homes extension allowances to continue beyond 30th may 2019. Applicable to this is the allowance to extend a detached dwellinghouse in the form of a single storey rear extension to a depth of 8m, subject to a neighbour notification scheme.

This application proposes the construction of a single storey rear extension that would project 8m beyond the rear elevation of the original dwellinghouse. It is noted that the proposed extension would involve the demolition of an existing conservatory and replacement with the proposed extension which is positioned the side of an existing modest extension to the rear. An eaves level of 2.3m is proposed and the ridge line of the extension would measure 4m in height. External building materials are to match those of the host dwelling.

The last date for comments expired 20th August 2019 and no representations have been received from neighbouring occupiers.

The proposal accords with the provisions of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore does not require formal planning permission.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 29.08.2019

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council