DELEGATED DECISION REPORT

HNT/2020/0020 **Valid 19/10/2020**	**12 PRINCESS STREET** **BIDDULPH**	**PROPOSED SINGLE STOREY REAR CONSERVATORY MEASURING 4.4M BEYOND THE REAR WALL OF THE ORIGINAL DWELLING, 3.3M MAXIMUM HEIGHT AND 2.5M TO HEIGHT OF EAVES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Whether or not the proposed extension can be erected via the submission of a "Large House Extension" application under Class A or Part 1 of the GPDO
- If the extension can be erected via this process, the impact on residential amenity

DESCRIPTION OF SITE

The site is within the development boundary of Biddulph and lies to the east of the town centre. It comprises a mid-terrace two-storey 1950s style dwellinghouse with brick and tile hanging walls and a tiled pitched roof and which has a front/primary elevation facing Princess Street to the north-east. An access drive to a care home lies to the rear of the site (to the south-west) to the rear of the extensive rear garden of the property.

PROPOSAL

The proposal comprises a single-storey rear conservatory with glazing on all three sides supported by a plinth of brick which matches the house. The pitched roof would also be made of glass. This would project 4.4 metres from part of the original rear wall of the house and would have a maximum height of 3.3 metres.

The application is a Notification for Prior Approval for a Proposed Larger Home Extension. The 2013 amendment to the GPDO and subsequent amendments allow single storey rear extensions (including conservatories) for terraced or semi-detached dwellings to be built up to 6.0 metres from the rear wall without needing full planning permission, providing that the other parts of Class A of Part 1 of the GPDO are complied with. However, the GPDO requires the applicant to notify the Council of any such extension that projects between 3.0 and 6.0 metres from the original rear wall of the dwelling and which have a height not exceeding 4.0 metres. This is the reason for the submission of this "Notification of a proposed larger home extension" application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Neighbour consultation period ends: 10.11.20

Public Comments

None.

OFFICER COMMENTS

The proposal is in line with criterions (f) and (g) of Part 1 Class A relating to single-storey rear extensions in that it does not project more than 6.0 metres from an original rear wall and does not exceed a height of 4.0 metres. It also does not conflict with any other part of Class A (relating to house enlargements) of Part 1 (development within the curtilage of a dwelling) of the GPDO.

Under the GPDO, the Council must notify adjacent neighbours in writing of the proposal and invite comments within 21 days. If objections have been received from any neighbour, the prior approval of the Council is then required and the Council must assess the impact of the extension on the residential amenities of the area (and not just the amenities of the objector).

For this case, no comments have been received by neighbours and therefore prior approval is not required.

The conditions in the GPDO state the extension must have finishing materials which match the dwelling except in the case of a conservatory. As this is what is being proposed, there is no requirement for the finishing materials to match, although the plinth would be of matching brick and there is glazing already on the house in the form of windows.

Therefore the extension can proceed under permitted development without the need to assess the impact on neighbour amenity or the need for a full planning application.

OFFICER RECOMMENDATION : PRIOR APPROVAL NOT REQUIRED

Case Officer – Chris Johnston
Date: 30/11/20

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council