

DELEGATED DECISION REPORT

HNT/2022/0005
Valid 27/01/2022

LADYBROOK
MICKLEA LANE
LONGSDON

PROPOSED SINGLE STOREY
EXTENSION TO REAR TO
REPLACE EXISTING
CONSERVATORY,
MEASURING 6.62M BEYOND
THE REAR WALL OF THE
EXISTING DWELLING, 3.96M
MAXIMUM HEIGHT AND 2.5M
TO HEIGHT OF EAVES

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

- Compliance with HNT under GPDO(2015) Schedule 2 Part 1 Class A
- Whether there is an objection from any owner or occupier of any adjoining premises

DESCRIPTION OF SITE

Previously extended detached 20th C bungalow dwelling in rural location with sporadic ribbon development in the Green Belt.

PROPOSAL

Single storey extension to rear to replace existing conservatory, measuring 6.62m beyond the rear wall of the existing original dwelling, 3.96m maximum height and 2.5m to height of eaves.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Policy will only become relevant if impacts on neighbour amenity are required to be assessed as stipulated at condition A.4 (7) of Class A to Part 1 of GPDO Schedule 2. This states:

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.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0372 - Proposed replacement roof with raised ridge height and dormers to form bedroom with en-suite within the roof space – refused. The accompanying

report noted: an application for a kitchen extension to the north of c.15m² was approved and has been built under application reference 92/667. Application 98/256 approved two rear dormers in the existing north east roof along with a conservatory – all also now built.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: 21.02.2022

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

Longsdon Parish Council - no objections, subject to normal planning guidelines.

Query raised as to the stated length of the extension reading 6625.00m in the application form box 5. The agent has corrected this as it is the measurement in mm and should read 6.62m.

OFFICER COMMENTS

Principle of Development

A larger home extension of up to 8m projection off an original rear elevation of a detached dwelling is permissible as PD subject to the prior notice procedure being followed by the applicant here.

Condition A.4(2) (b) requires the applicant to submit

(b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;

In this case the enlargement would adjoin a previous extension and this is shown on the submitted 1:1250 Location Plan drawing. The combined overall projection off the rear of the original dwelling would be 6.625m and therefore within the permitted maximum limit of 8m. The rear garden boundary would be a further c.20m away to the north east. The extension would be single storey and would not exceed 4m in height. The application is found to meet all the other relevant parameters of Part 1 Class A.

CONCLUSION / PLANNING BALANCE

Having considered all applicable criteria under Class A of Part 1 (GPDO Schedule 2) it is found that the proposal does come within the relevant limits in order to be considered PD.

There having been no objection raised by any adjoining neighbour there is no basis for the LPA to consider the application further.

OFFICER RECOMMENDATION : **Prior approval not required**

Case Officer: Arne Swithenbank

Recommendation Date: 10th March 2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council