

DELEGATED DECISION REPORT

HNT/2023/0004
Valid 22/03/2023

11 BELLRINGER CLOSE
BIDDULPH

APPLICATION FOR A
PROPOSED SINGLE STOREY
REAR EXTENSION.
THE EXTENSION WILL
EXTEND BEYOND THE REAR
WALL BY 4M, THE MAXIMUM
HEIGHT OF THE EXTENSION
WILL BE 4M AND THE HEIGHT
OF THE EXTENSION TO THE
EAVES WILL BE 3M.

(HOUSEHOLDER
NOTIFICATION APPLICATION)

MAIN ISSUES

- Whether the development is permitted by the GPDO
- Would there be an unreasonable impact on the amenity of adjoining premises?

DESCRIPTION OF SITE

Semi detached red brick bungalow at the end of a cul de sac having an access onto the turning head.

There is a flat roof detached garage to the side of the bungalow.

The application bungalow and its adjoining neighbour both have PVC conservatories on square footprints. They both extend 3m from the rear wall of the bungalows.

PROPOSAL

The block plan indicates that the conservatory would be replaced with a single storey rear addition that would be wider across the width of the elevation and extend 4m from the rear wall of the bungalow.

Plan details confirm that the rear addition would have a max height no greater than 4m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives

SS1 Development Principles

SS6 Biddulph Area Strategy

DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Adjacent neighbours were notified in writing

Public Comments

None

Town / Parish Comments

Biddulph Town Council: Recommend Approval

OFFICER COMMENTS

The adjacent neighbours received notification of the proposal/application in writing. There has not been an objection to the proposal meaning that the prior approval of the authority and an assessment into the amenity impacts of the development is not required.

However, in any event, extending 4m from the rear wall, just one metre more than the existing conservatory, the addition would only flank the neighbour's own conservatory and not impact a 45 degree sight line from any adjacent window. It should not unreasonably affect the neighbour's outlook or day light. The other side of the addition would flank the applicant's own garage and the rear of the addition would be 20m from the rear wall of the dwelling behind.

The proposed addition would be permitted because the applicant has complied with the condition of the larger home provision of the GPDO. The plans and form confirms it would not extend more than 4m from rear wall, would not have an eaves greater than 3m in height and its maximum height would be no greater than 4m

CONCLUSION / PLANNING BALANCE

The development would be permitted and prior approval is not required.

OFFICER RECOMMENDATION : PRIOR APPROVAL NOT REQUIRED

Case Officer: Ben Hurst

Recommendation Date: 16/05/2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council