

## DELEGATED DECISION REPORT

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HNT/2024/0001  
Valid 19/02/2024

2 NORTH SIDE NORTH  
STREET  
LEEK

APPLICATION TO DETERMINE  
IF PRIOR APPROVAL IS  
REQUIRED FOR A  
SINGLE STOREY REAR  
EXTENSION, MEASURING  
3.5M BEYOND THE REAR  
WALL OF THE EXISTING  
DWELLING AND 3.5M  
MAXIMUM HEIGHT AND 2.1M  
TO HEIGHT OF EAVES

(HOUSEHOLDER  
NOTIFICATION APPLICATION)

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### MAIN ISSUES

- Compliance with the Town and Country Planning (General Permitted Development) Order (2015) (as amended) (GPDO)

### DESCRIPTION OF SITE

2 North Side North Street is a semi-detached dwelling of brick construction with a concrete tile roof. The property has an integral garage and a 2 car driveway.

### PROPOSAL

The plans indicate a rear extension, extending 3.5M from the original rear elevation. The extension will not run the full width of the existing rear elevation, it will be 4.6M in width. No other details are provided.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives  
SS1 Development Principles  
SS1a Presumption in Favour of Sustainable Development  
DC1 Design Considerations  
T1 Development and Sustainable Transport

#### National Planning Policy Framework

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2011/1024 – Erection of pair of semi-detached dwellings  
APPROVED 17/02/2012

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: N/A  
Neighbour consultation period ends: 11/03/2024  
Press Advert: N/A

### **Public Comments**

N/A

### **Town / Parish Comments**

N/A

### **Environmental Health**

N/A

### **Staffordshire County Council Highways**

N/A

## **OFFICER COMMENTS**

### **Principle of Development**

The proposed development falls under the parameters laid out by Class A of the GPDO (2015).

Previous application SMD/2011/1024 imposed the following condition upon the application site:

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) A, B, C, D, E, F, G and H without express planning permission first being obtained from the Local Planning Authority.

This condition removes the permitted development rights of a number of development classes of the GPDO 2008. This includes what is now Class A of the GPDO 2015, into which the proposed extension would fall. As such the application

site does not benefit from the required permitted development rights, full planning permission will therefore be required.

### **CONCLUSION / PLANNING BALANCE**

The relevant permitted development rights of Class A of the GPDO 2015 have been removed via SMD/2011/1024. Therefore the proposal is not permitted development full planning permission will therefore be required.

**OFFICER RECOMMENDATION :**     **Prior approval required**

**Case Officer: Rachel Robinson**

**Recommendation Date: 25<sup>th</sup> March 2024**

X *B.S. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**