

Application No: 14/4807M

Location: 13, HALLSIDE PARK, KNUTSFORD, WA16 8NQ

Proposal: Prior approval of a single storey extension to rear of detached house, open plan oak framed structure to replace existing conservatory extending 4.2m beyond the rear wall, maximum height of 3.5m and eaves height of 2.2m

Applicant: Mr Peter Raynes

Expiry Date: 27-Nov-2014

**DATE REPORT PREPARED:** 21 November 2014

#### **SUMMARY RECOMMENDATION**

Approval not required.

#### **MAIN ISSUES**

Whether there have been objections from owners/occupiers of adjoining properties.

Compliance with the GPDO 1995 (and subsequent amendments) as well as Department for Communities and Local Government: Permitted Development for Householders- Technical Guidance (April 2014).

#### **REASON FOR REPORT**

The Chairman is of the opinion that this matter constitutes urgent business and can be dealt with at the committee meeting in accordance with committee procedure rule 37 and Section 100B (4)(b) of the Local Government Act 1972. The reason for the urgency is as follows:

This is a prior notification application that has been submitted by a Councillor. A decision is required to be made on the application by no later than 27 November 2014.

#### **DESCRIPTION OF SITE AND CONTEXT**

The application site consists of a detached two storey dwelling located within a residential area of Knutsford.

#### **DETAILS OF THE PROPOSAL**

This application is for prior approval of a household development submitted under Condition A.4 of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). No representations were received during the course of the application.

### **REPRESENTATIONS**

The owners/occupiers of adjoining properties 11 and 13 Hallside Park were notified of the proposed development in accordance with A.4 (3) of the GDPO (as amended). No representations were received during the course of the application.

### **OFFICER APPRAISAL**

No objections were received from the owners/occupiers of adjoining properties during the consultation period between 22 October and 12 November 2014.

The development complies with the GPDO 1995 (and subsequent amendments) and has been considered with regard to 'Department for Communities and Local Government: Permitted development for Householders- Technical Guidance' (April 2014). The prior approval of the LPA is therefore not required.

### **CONCLUSIONS AND REASONS(S) FOR THE DECISION**

Prior approval is not required.

Application for Prior Approval - Householder

RECOMMENDATION: Approval not required