DELEGATED DECISION REPORT

SMD/2016/0514 **Valid 01/09/2016**	**MILL HOUSE CLOUDSIDE CONGLETON**	**LAWFULL DEVELOPMENT CERTIFICATE FOR THE PROPOSED ERECTION OF A SINGLE STOREY REAR EXTENSION** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES

- Whether or not the extension can be built under "permitted development" without needing a planning application.

DESCRIPTION OF SITE

The site is large residential property in the open countryside and comprises detached two-storey dwellinghouse with a traditional rural appearance. The road runs along the east boundary.

PROPOSAL

The application is for a certificate of lawfulness for a proposed rear single-storey extension. Under Class A of Part 1 of the General Permitted Development Order (2015), rear extensions to dwellings can be added without needing planning permission if they comply with the criteria set out in that part of the GPDO.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

N/A

OFFICER COMMENTS

Although it appears that the front of the dwelling faces the road (as that is where the main entrance is to be found), the original dwelling comprised a “two-up two-down” cottage with single-storey off-shot (what is now the “lounge” with the above rooms and “store”) and the original main entrance and original main front wall in fact faces south (with the original side wall facing the road). A large front extension was added (what is shown as the sitting room, hall, study and rooms above) so the current front door and most of the elevation facing the road is in fact part of an extension. The original rear wall in this case is the north-facing lounge and store wall.

The proposed extension would project directly from this wall and is it would not exceed a projection from the original rear wall of 4.0 metres and would not exceed a height of 4.0 metres, it would comply with the criteria set out in Class A(f) (relating to single-storey rear extensions) of Part 1 (relating to development within the curtilage of a dwelling) of the GPDO. The proposed extension can therefore be deemed to be permitted development and therefore can be built without needing to apply for planning permission. A certificate of lawfulness can therefore be issued for the proposed extension.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 27.10.16

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council