DELEGATED DECISION REPORT

SMD/2017/0237 **Valid 26/04/2017**	**400 ASH BANK ROAD** **WERRINGTON**	**CERTIFICATE OF LAWFULNESS FOR DEMOLITION OF SINGLE STOREY REAR EXTENSION AND CONSTRUCTION OF NEW SINGLE STOREY REAR EXTENSION TO EXISTING DWELLING** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES

- To confirm that the size dimensions meet Permitted Development limits set out under Class at Part 1 of Schedule 2 to the GPDO (2015)

DESCRIPTION OF SITE

The property is a traditional 1930s semi with 10m front garden and c.15m rear garden with fields beyond. Land to the rear falls away. There is an existing single storey rear extension of 2.75m to just under half the width of the property which is probably original. This stands in effect on a terrace with the remainder of the garden beyond being lower. There is a similar pair of semis to the NE and a pair of bungalow semis to the SW.

PROPOSAL

To remove the existing single storey rear extension and construct a single storey rear extension of 2.3m in depth across the full width of the rear elevation with lean-to roof pitched against the rear elevation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES
General Permitted Development Order 2015 Schedule 2 part 1 Class A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS
Publicity

Site Notice expiry date: 16th June 2017
Neighbour consultation period ends: 30th May 2017
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Werrington Parish Council – none

OFFICER COMMENTS

Principle of Development
On a semi-detached property a rear extension is permitted across the full width of the rear elevation provided that it does not extend outwards by more than 3m and provided that the maximum height is not greater than 4m. Submitted drawing 2016/05/003 Revision B shows that the proposal comes within these limits.

As a pre-1948 development the property as existing will benefit from permitted development rights being "original" as defined at section 2 (i) of the GPDO (2015).

Design
It is a condition of Class A (Condition A.3(a)) that the materials used on any exterior work must be of similar appearance to those used in the exterior of the existing house.

CONCLUSION / PLANNING BALANCE
In terms of dimensions and materials the development shown in the submitted plans falls clearly within the permitted development limits of the GPDO (2015) and therefore a Lawful Development Certificate can be granted.

Although ground to the rear falls away the maximum height limit is correctly measured at the point of highest ground level closest to the extant property to be extended.

OFFICER RECOMMENDATION : **Certificate of Lawfulness for Proposed Development be Granted**

Case Officer: Arne Swithenbank
Recommendation Date: 21/06/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council