DELEGATED DECISION REPORT

SMD/2017/0359 **Valid 06/06/2017**	**14 ROSEACRE LANE** **BLYTHE BRIDGE**	**CERTIFICATE OF LAWFULLNESS FOR PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES

Would the Development be permitted by the terms of the GPDO 2015?

DESCRIPTION OF SITE

A red brick two storey detached dwellinghouse and its curtilage, built in the late 1960s between two semi detached properties of similar age. The dwelling has a gable facing front and back with an attached flat roof garage to the side. The garage does not span the full width of the dwelling's side elevation leaving a little square corner alcove to the rear of the garage and the side of the dwelling – the proposed extension would fill that corner alcove and square up the footprint of the dwelling.

PROPOSAL

Development within the curtilage of a dwellinghouse, that is shown and detailed on the drawing Sheet with the project No 100-01 that was submitted with the application, consisting of a single storey enlargement to the side of the dwellinghouse that would not exceed half the width of the original dwellinghouse and also extend beyond the rear wall of an adjoining garage by no more than 4metres; have a maximum full pitched roof height of 4 metres and an eaves height of 2.7 metres; and be built from bricks and use roof tiles that match those of the existing dwellinghouse

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Dwelling built with planning permission granted by Cheadle Rural District Council in the late 1960s - 5562

CONSULTATIONS

Publicity

Adjacent neighbours notified in writing

Public Comments

None Received

Town / Parish Comments

No Objection

OFFICER COMMENTS

The existing dwellinghouse was built after planning permission 5562 was granted by Cheadle Rural District, that permission was not subject to a condition that would prohibit any development that would normally be permitted by the terms of the General Permitted Development Order and its use as a dwellinghouse was not granted only by virtue of the Classes of Part 3, Schedule 2 of the General Permitted Developmnt Order 2015 (changes of use).

As a result of 'the Development', the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse). 'The Development' would not be of a height that exceeds the height of the highest part of the roof of the existing dwellinghouse; have an eaves height that would exceed the height of the eaves of the existing dwellinghouse or 3 metres; extend beyond a wall which forms the principal or a side elevation of the original dwellinghouse that fronts a highway; extend beyond a rear wall of the original dwellinghouse by more than 4 metres; exceed 4 metres in height; have more than a single storey, or have a width greater than half the width of the original dwellinghouse; or consist of or include the construction or provision of a verandah, balcony or raised platform; consist of or include the installation, alteration or replacement of a microwave antenna, a chimney, flue or soil and vent pipe. As such 'the Development' would be permitted by Class A, Part 1, Schedule 2 of the General Permitted Development Order 2015.

The materials used in the exterior work of 'the Development' would be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse and as such 'the Development' would comply with condition A.3 (a) of Page 2 Class A, Part 1, Schedule 2 of the General Permitted Development Order 2015.

No neighbour objections have been received and therefore an assessment of the amenity impact is not required.

CONCLUSION / PLANNING BALANCE

The proposed development would be permitted by Class A, Part 1, Sched 2 of the GPDO 2015.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 03/08/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council