DELEGATED DECISION REPORT

SMD/2017/0328 **Valid 23/06/2017**	**LINDEN LEA WEDGWOOD LANE BIDDULPH**	**SINGLE STOREY REAR EXTENSION TO EXISTING GARAGE** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES

- Compliance with Schedule 2, Part 1, Class E of the General Permitted Development Order (GPDO) 2015

DESCRIPTION OF SITE

The site comprises a detached dwelling situated on the corner of Wedgwood Lane and Mow Lane, Biddulph. It is bounded by 87 Mow Lane to the west and by The Croft to the south with highway to the north and east of the site. The site is outside the development boundary of Biddulph within the North Staffordshire Green Belt.

PROPOSAL

The application is seeking confirmation retrospectively that the proposed development of a single storey extension to the garage to provide ancillary living accommodation is lawful development. The proposed extension extends the same length as the existing (previous) outbuilding, approx. 6.2m, it extends 2.1m from the front of the previous structure. The extension maintains the existing ridge height of the outbuilding at 3m and the new pitched roof over the extension has a maximum eaves height of 2.1m. The extension has been finished externally in brick and render with a tiled roof, all to match the existing.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2012/1112 – Rear single storey extension – Approved 22/11/2012.

SMD/1981/1087 – Extension to garage – Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 18th August 2017
Neighbour consultation period ends: 28th July 2017
Press Advert: N/A

Public Comments

No public comments received

Town / Parish Comments

No objection

OFFICER COMMENTS

The proposed development is for an extension to an existing domestic garage and falls to be considered under Class E – "buildings etc incidental to the enjoyment of a dwellinghouse" of the Town and Country Planning (General Permitted Development) Order 2015.

Compliance with Schedule 2, Part 1, Class E of the General Permitted Development Order (GPDO) 2015

The use of the dwellinghouse was not granted under any change of use class within the GPDO and is therefore compliant with part (a).

The total area of ground covered by the proposed extension to the garage and other existing buildings within the curtilage of the dwelling does not exceed 50% of the total area of curtilage and therefore is compliant with part (b).

The proposed extension to the garage would be situated to the rear of the dwellinghouse and not forward of a wall forming the principal elevation, in compliance with part (c).

The building would be single storey in compliance with part (d). The proposed development is not located within 2 metres of the boundary of the curtilage and the maximum height of the building does not exceed 4m in compliance with part (e).

The height of the eaves is shown to be 2.1m and is compliant with part (f).

The proposal is not situated within the curtilage of a listed building and is compliant with part (g).

The proposal does not include the construction of provision of a verandah, balcony, or raised platform; does not relate to a dwelling or microwave antenna.

CONCLUSION / PLANNING BALANCE

An assessment of the proposed development against Schedule 2, Part 1, Class E of the General Permitted Development Order (GPDO) 2015 has found that the application is Permitted Development under the said order and as such it is recommended that a positive certificate be granted.

OFFICER RECOMMENDATION : Issue Positive Certificate

Case Officer: Mark Ollerenshaw
Recommendation Date: 09/08/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council