DELEGATED DECISION REPORT

SMD/2017/0482 **Valid 20/07/2017**	**GREENBANK FARM FOXT ROAD FOXT**	**CERTIFICATE OF LAWFULNESS FOR THE ERECTION OF A TWO STOREY REAR EXTENSION** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES

Whether or not the proposed extension meets the criteria in the GPDO and can be built without the submission of a full planning application.

DESCRIPTION OF SITE

The site is in the open countryside a short distance to the north of Foxt Village and comprises a detached dwellinghouse to the north-west side of Foxt Road and the house is fairly set back from the road. The site is surrounded by open land although there are other dwellings a short distance further along Foxt Road to the north-east.

PROPOSAL

This is a Certificate of Lawfulness application for proposed works, in this case a rear two-storey side extension. Class A of Part 1 of Schedule 2 of the GPDO 2015 allows some extensions to dwellings without the need for planning permission (i.e. permitted development) if they meet the criteria attached to Part 1. If the proposed drawings show that the development meets the criteria then its construction is deemed to be lawful and a Certificate of Lawfulness can be granted for this. The proposed works comprise a two-storey rear extension to the dwelling which would project 3.0 metres from the rear wall.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

13/00360/FUL: Two-storey side extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour letters expiry date: N/A

Press Notice: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

Two-storey rear extensions to dwellings are allowed under Class A of Part 1 of the GPDO where they do not exceed 3.0 metres from the original rear wall of the house and are not within 7.0 metres of any boundary opposite (as stated in criterion h). Also the extension would need to be more than 2.0 metres from any boundary if the eaves height exceeds 3.0 metres (in accordance with criterion i). The drawings show that the rear extension would comply with these requirements. The "Permitted Development Rights" were not removed on previous planning permissions at the property.

A certificate of lawfulness can be issued for the rear extension as it complies with the relevant parts of the GPDO and can be built without the need to apply for full planning permission.

OFFICER RECOMMENDATION : APPROVE GRANT OF CERTIFICATE

Case Officer: Chris Johnston
Recommendation Date: 31.8.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council