DELEGATED DECISION REPORT

SMD/2017/0711 **Valid 25/10/2017**	**PINE LODGE CHEADLE ROAD ALTON**	**ERECTION OF SINGLE STOREY REAR EXTENSION** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES

Would the proposed development be permitted by the provisions of the GPDO 2015 (as amended) and therefore lawful.

DESCRIPTION OF SITE

Detached split level 1970s bungalow in the Alton Conservation Area.

PROPOSAL

Flat roof single storey rear extension that would project 3 metres from the rear of the bungalow. Extension would be built from buff brick.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Dwelling was granted planning permission in 1970 ref. 8038 was built after that permission was granted on the 6th Jan 1970.

CONSULTATIONS

Publicity

Site Notice expiry date: 12th Dec 2017
Press Advert: 13th Dec 2017

Public Comments

None received

Town / Parish Comments

Alton Parish Council – No objection

SCC Minerals & Waste Team

No comments to make.

OFFICER COMMENTS

1. The existing dwellinghouse was built after planning permission 8038 was granted on the 6th Jan 1970, 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 Development Order 2015 (changes of use).

2. 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 side elevation of the original dwellinghouse; extend beyond the rear wall of the original dwellinghouse by more than 3 metres; exceed 4 metres in height; consist of or include the construction or provision of a verandah, balcony or raised platform; or 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.

3. While the dwellinghouse is within a Conservation Area, 'the Development' would not consist of or include: the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles; an enlarged part of the dwellinghouse that extends beyond a wall forming a side elevation of the original dwellinghouse; and the enlarged part of the dwellinghouse would not have more than a single storey and extend beyond the rear wall of the original dwellinghouse. The materials to be used would match those on the host dwelling. As such, the dwelling's location within the Conservation Area, does not disqualify 'the Development' from being permitted by Class A, Part 1, Schedule 2 of the General Permitted Development Order 2015.

CONCLUSION

The extension would be permitted by virtue of Class A, Part 1, Schedule 2 of the GPDO 2015 (as amended) and therefore a certificate of lawfulness should be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 19/12/2017

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council