DELEGATED DECISION REPORT

SMD/2018/0203 **Valid 04/04/2018**	**14 GREENMEADOW GROVE ENDON**	**LAWFUL DEVELOPMENT CERIFICATE APPLICATION TO SUBDIVIDE THE EXISTING GARAGE TO FORM NEW KITCHEN WHILE RETAINING THE REMAINDER AS A GARAGE** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES

- The main issue for consideration is whether or not the proposed development falls within the allowances of the Town and Country Planning (General Permitted Development) (England) Order 2015.

DESCRIPTION OF SITE

The application relates to a two storey detached dwelling on a cul-de-sac in Endon, known as Greenmeadow Grove.

To the north the application site is bound by No. 12 Greenmeadow Grove, which is also a two storey detached dwelling. To the east, the application site is bound by Greenmeadow Grove, beyond which are dwellings to the opposite side of the cul-de-sac. To the south lies the driveway of No. 16 Greenmeadow Grove and No. 132 Leek Road. To the west the application site is bound by No. 138 Leek Road.

Permitted Development Rights are in tact, the building is not listed or the subject of an Article 4 Direction.

PROPOSAL

The planning application seeks a lawful development certificate to subdivide the garage into two parts. The first part being a kitchen and the second part being retained as a garage.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1977/0017 Residential development of 26 units REFUSED 20/10/1977
SMD/1978/0500 Erection of 18 dwellings APPROVED
SMD/1978/1109 Substitution of 3 houses for 4 houses and 4 bungalows for 6 bungalows REFUSED
SMD/1979/0083 Details of dwelling APPROVED

SMD/2002/1208 Two storey side extension and front extension to garage APPROVED 29/01/2003
SMD/2003/0358 Rear porch / conservatory 27/08/2003

CONSULTATIONS
Publicity
Site Notice expiry date: 14/05/2018

OFFICER COMMENTS

The enlargement, improvement or other alteration of a dwellinghouse is permitted by Class A, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, subject to parameters set out at A.1.

The permission to use the dwellinghouse as a dwellinghouse was not granted by virtue of Class M, N, P or Q of Schedule 2 (Changes of use); As a result of the extension proposed, 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 height of the proposed extension would not exceed the height of the highest part of the roof of the existing dwellinghouse; and the height of the eaves of the proposed extension would not exceed the height of the eaves of the existing dwellinghouse;

The enlarged part of the dwellinghouse would not extend beyond a wall that forms the principal elevation of the original dwellinghouse; or fronts a highway and forms a side elevation of the original dwellinghouse;

The enlarged part of the dwellinghouse would consist of a single storey and would not extend the rear wall of the original dwellinghouse by more than 4m and would not exceed 4m in height;

The enlarged part of the dwellinghouse would not be within 2m of the boundary of the curtilage of the dwellinghouse; nor would it extend beyond a wall forming a side elevation of the original dwellinghouse;

The development would not consist of or include the construction or provision of a verandah, balcony or raised platform; the installation, alteration or replacement of a microwave antenna; the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or, an alteration to any part of the roof of the dwellinghouse.

The proposed extension accords with the allowances of paragraph A.1 (a) – (k).

In accordance with para A.3, development is permitted by Class A subject to conditions.

The plans which have been submitted confirm that the materials used in the exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

CONCLUSION / PLANNING BALANCE

The development is considered to accord with the parameters of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. As such it is recommended that a 'positive' certificate be issued.

OFFICER RECOMMENDATION : Positive

Case Officer: Laura Barnes
Recommendation Date: 30th May 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council