DELEGATED DECISION REPORT

SMD/2018/0113 **Valid 09/04/2018**	**CLEWLOW BANK HOUSE** **HILL TOP** **BROWN EDGE**	**CERTIFICATE OF LAWFULLNESS FOR PROPOSED REAR/SIDE EXTENSION TO DWELLING. RESUBMISSION OF SMD/2017/0692** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES

- Is the development permitted by Class A, Part 1 of the GPDO 2015

DESCRIPTION OF SITE

Double fronted rendered cottage with a steep gabled roof in a rural location.

PROPOSAL

Enlargement of the dwelling house consisting of a two storey rear extension that would be built adjacent and attach to an existing rear projection creating the effect of there being a new rear elevation that spans the full width of the rear elevation under a new arrangement of wide shallow gable and hipped roof.

CONSULTATIONS

Publicity

Neighbours notified in writing

Public Comments

None

Town / Parish Comments

Brown Edge Parish Council: No Objection

OFFICER COMMENTS

Enlargements, improvements and alterations to a dwellinghouse are permitted by Class A, Part 1, Schedule 2 of the GPDO 2015 so far as they don't exceed the limitations imposed at A.1 of that Part of the Order.

In particular, A.1 (j) makes it clear that enlargements are not permitted which extend beyond a wall forming a side elevation of the original dwellinghouse and: exceed 4m in height; have more than one storey; and have a width greater than half the width of the original dwellinghouse.

There is an existing two storey projection to the rear of the dwellinghouse, it has matching render and a flat felted roof. It would appear to be of some age and there is no obvious planning history relating to it, there has been no evidence submitted relating to its origin or planning history. The existing structure would appear to be original to the dwelling to the extent that it probably pre dates 1948. Historic Ordnance Survey Maps show the footprint of the dwelling in 1937-1939 as having a projecting part of the structure to the rear of very similar or same shape and proportions as the existing flatroof projection at the rear. In the event that the first floor element with the flat roof was built post 1948, it seems most probable that it was built on top of an original ground floor single storey part of the cottage, making its side wall, at least at ground floor, a side elevation of the original dwelling. The proposed enlargement would build onto part of that existing rear projection at the side and sit adjacent to it, while extending out a little further from the rear to make a total depth of 3 metres. It would therefore, inevitably extend beyond a wall forming a side elevation of the original dwellinghouse (i.e. the side wall of the existing and original rear projection). The proposed enlargement would exceed 4m in height; have more than a single storey; and the total width of the enlargement would be more than half the width of the original dwelling.

The proposed development would therefore not have been permitted on the date of the application.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst
Recommendation Date: 12/06/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council