DELEGATED DECISION REPORT

SMD/2018/0125 **Valid 27/02/2018**	**4 LAVENDER AVENUE** **BLYTHE BRIDGE**	**CERTIFICATE OF LAWFULLNESS FOR A PROPOSED SINGLE STOREY REAR EXTENSION INCLUDING CHANGING FLAT ROOF GARAGE TO PITCHED ROOF** **(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 residential estate within Blythe Bridge.

To the north of the application site is Lavender Avenue, beyond which are further residential dwellings. To the east the application site is bound by No. 6 Lavender Avenue which is an identical style detached dwelling. To the south the application site is bound by the A50. To the west the application is bound by No. 2 Lavender Avenue which is a similar style detached dwelling.

PROPOSAL
The application seeks a lawful development certificate to extend the dwelling to the rear, converting part of the existing dwelling into a utility room and creating a dining room extension to the rear. It also seeks permission to change the flat roof garage to a pitched roof.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
There is no relevant planning history associated with this site.

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 dwelling house as a dwellinghouse was not granted by virtue of Class M, N, P or Q of Schedule 2 (Change 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 dwelling house) 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 dwellinginghouse; and the eaves height 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 principle 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 have more than an single storey and 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..

Finally, the proposed 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 : Grant a Certificate of Proposed Lawful Devt

Case Officer: Laura Barnes
Recommendation Date: 25th June 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council