DELEGATED DECISION REPORT

SMD/2018/0457 **Valid 20/07/2018**	**21 THE HEATHERS** **SCHOOL CLOSE** **DILHORNE**	**PROPOSED SINGLE STOREY EXTENSION.** **(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 site is located in the hammer head at the end of School Close. It is a detached two storey dwelling which forms a group of four. To the north the application site is bound by No. 19 School Close which is a similar detached dwelling. To the east the application site is bound by open agricultural land. To the west the application site is bound by School Close, which forms the vehicular access to the dwelling. To the south the application is bound by No. 23 School Close which is also a similar detached dwelling.

The application is located within the Green Belt and within the Caverswall ward.

PROPOSAL
This application seeks a lawful development certificate for a proposed single storey extension to the existing dwelling, which involves demolishing the existing conservatory to the rear. The proposed development would provide additional living accommodation in the form of a dining room and family room. It is to have a mono pitched roof with three roof lights, which leans against the rear of the existing dwelling. The extension project out 4m from the rear wall of the dwelling and has a large set of bi-folding doors along most of the rear elevation. The elevation plans submitted alongside this application indicate that the proposed extension will be constructed of red / brown facing brickwork and blue / grey roofing tiles to match with the existing dwelling.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
DOC/2018/0097 Discharge of Conditions 3, 4, 6 and 7 relating to application SMD/2018/0078

SMD/2011/1154 Erection of first floor side extension above garage to form ensuite bedroom extension APPROVED 26/01/2012

OFFICER COMMENTS
A review of the planning history associated with the site has established that Permitted Development rights remain in-tact at this dwelling and have not been removed as part of any of the permissions previously granted.

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. In terms of the A.1, it is noted that:

(a) and (b) 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);

(c) and (d) 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;

(e) 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;

(f) 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;

(g) and (h) N/A

(i) The enlarged part of the dwellinghouse is within 2m of the boundary of the curtilage of the dwellinghouse but the eaves height is less than 3m;

(j) The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse;

(k) 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 is issued.

OFFICER RECOMMENDATION : Positive

Case Officer: Laura Barnes
Recommendation Date: 20/09/2018

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council