DELEGATED DECISION REPORT

SMD/2018/0654 **Valid 11/10/2018**	**BROOKSIDE COTTAGE** **CHEADLE ROAD** **DRAYCOTT IN THE MOORS**	**CERTIFICATE OF LAWFULLNESS FOR PROPOSED SINGLE STOREY EXTENSION TO THE REAR.** **(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 cottage which has been extended over time and is located within the Green Belt. It is located on Brookside which is a rural lane taken off Cheadle Road, which is a Public Right of Way (Number 294).

The application site is located beyond the development boundary, within the Parish of Draycott-in-the-Moors.

To the north the application site is bound by a ribbon of detached dwellings along Cheadle Road, immediately to the north is a dwelling known as Hideaway, also accessed off Brookside. To the west the application site is bound by Brookside which is a PROW running adjacent to a small watercourse running in a north-south direction. To the south the application site is bound by another cottage, known as Dagmar. To the east the application site is bound by Cheadle Road

PROPOSAL
The application seeks a certificate of lawful development for a proposal to demolish the existing single storey rear lean to and replace it with a larger extension which projects out 4m from the existing rear wall of the dwelling, measures 3.2m in height (to apex of roof lantern) and measures 7.1m in width. The extension is to have a flat roof with a large roof lantern and is to be constructed in pale blue render to match the existing dwelling.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2018/0503 Replacement conservatory APPROVED 18/10/2018

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 (Change of Use); as a result of the extension proposed, the total area of ground covered by the 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 highest part of the roof of the existing dwellinghouse; 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 which forms a principle elevation of the original dwellinghouse; or front a highway and forms a side elevation of the original dwellinghouse;

The enlarged part of the dwellinghouse would not have more than a 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 or 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 paragraph 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 dwellinghouse. It is acknowledged that the existing dwelling is rendered and painted a light blue colour, the elevation plans confirm that the extension is also to be rendered in a colour to match.

Given the age of the property it benefits from full PD Rights.

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 : Grant a Certificate of Proposed Lawful Development

Case Officer: Laura Barnes

Recommendation Date: 29th November 2018

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council