DELEGATED DECISION REPORT

SMD/2019/0118 **Valid 11/03/2019**	**LIMERICK FARM DEVILS LANE** **LONGSDON**	**ERECTION OF SINGLE STOREY SIDE/REAR EXTENSION** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES

Whether the proposed development is considered permitted under the provision of 'The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)'.

DESCRIPTION OF SITE

Limerick Farm lies within Staffordshire Moorlands greenbelt land and is part of a Staffordshire Moorlands Special Landscape area, situated within the Parish boundary of Longsdon. Large amounts of open, rural space comprise the surrounding area of the proposed site; including Bradshaw Plantation which encloses the North and West. To the East of the proposed site remains an undeveloped pocket of greenbelt land on the opposite side of Devils Lane. Bradshaw Park is located to the South of Limerick Farm.

PROPOSAL

The application is for a Lawful Development Certificate for a proposed development, comprising a single storey side / rear extension to the North elevation of the dwelling at Limerick Farm. An existing, central ground floor window on the North elevation of the dwelling will be removed then repositioned alongside a new doorway to provide a central window for the room created by the extension. Also, a first floor window will be repositioned. Stone facing will constitute the proposed extension and building alteration, to match the existing material used in the construction of the original dwellinghouse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

National Planning Policy Guidance

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0509 – Erection of a two storey side extension.

SMD/2016/0118 – Erection of a garden room.

SMD/2018/0301 – Proposed first floor extension with external alteration to North elevation and internal alterations.

CONSULTATIONS

N/A

OFFICER COMMENTS

In conformity with the rules stated within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the proposed extension to the dwellinghouse adheres to the criteria stated by the documentation. The extension will comprise of one storey and be solely used as part of the living space of the residents to fully maintain its status as a dwelling, thus making it permitted development. Although the proposed extension is visible on a couple of original side elevations of the dwelling, it does not exceed half the width of the original dwellinghouse.

The floor area of the building building would not exceed 50% of the ground area within the curtilage. The major features of ornamentation comprise the Southwards facing principal elevation of the dwelling; therefore as the proposed extension would extend forward of the principal elevation, it remains permitted. Although the extension would project towards the highway, in accordance with Class A of the Permitted Development Rights for Householders Technical Guidance, the distance between the extension and the highway would be of a substantial area. An intervening 62 metre pocket of agricultural greenbelt land lies sandwiched between the dwelling and the highway, affirming that the proposal remains in accordance with GDPO regulation. As the proposed extension would be located 5.2 metres from the boundary of the curtilage of the dwelling and the eaves would sit at a height of 1.59 metres, it stands as permitted.

Architectural documentation provided creates clarity that the dimensions of the extension fit within essential Class A criteria of the GDPO. Neither the highest part of the roof nor the height of the eaves of the proposed extension would exceed the highest point of the roof of the existing dwellinghouse. The proposed single storey extension would project from the original rear wall of the dwelling by 3.3 metres in total and stand at a height of 3.62 metres, fitting under given GDPO criterion.

In order to accommodate to the conditions raised in Class A of the GDPO, the proposed development would be constructed from stone facing to harmonise with the existing colours, textures and materials of the original dwellinghouse. Additionally, the proposed door and window alterations would not further increase the volume of the dwellinghouse.

CONCLUSION / PLANNING BALANCE

In accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and Permitted Development Rights for Householders Technical Guide, the proposed development is a permitted development. Thus, a Certificate of Lawfulness for the proposed works can be granted.

OFFICER RECOMMENDATION : Approve

Case Officer: Hannah Hollins
Recommendation Date: 18/06/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council