DELEGATED DECISION REPORT

SMD/2019/0215 **Valid 03/04/2019**	**17 ENGLEBERG BASNETTS WOOD ROAD ENDON**	**CERTIFICATE OF LAWFULNESS FOR A PROPOSED SINGLE STOREY REAR EXTENSION AND GARAGE CONVERSION** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The proposed site falls on the outskirts of the Endon village development boundary, situated to the North of an area of open greenbelt land. The enclosed site lies between several other detached dwellings. To the North of the site lies the house 'Mon Abri' and to the South of the site is 'Hillside' house. East of the proposed site of development lies the Basnetts Wood Road highway, which separates the curtilage of 'Engleberg' from the curtilage of 'Spring Cottage' and 'Leafields'. To the West of the site is the garden curtilage of 'Caedmon'. A tree with a TPO is located to the North-East of the site.

PROPOSAL

The application is for a proposed certificate of lawfulness for a proposed single storey rear extension and garage conversion. The existing garage door on the principal elevation of the dwellinghouse will be removed and replaced with a new purpose made window, contributing towards the garage conversion to a playroom. Additionally, the garage window on the East elevation of the building will be removed. Red / brown brickwork will form the extension and exterior building alteration, to match the existing material comprising the dwellinghouse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

National Planning Policy Guidance

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity
N/A

Public Comments
None relevant.

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.

The floor area of the building would not exceed 50% of the curtilage of the dwelling with the additional extension. The proposed extension will be positioned to the rear of the dwelling only, thus not projecting from the principal elevation of the original dwellinghouse nor fronting a highway, manifesting that the development is permitted under Class A, Part 1, Schedule 2 of the GDPO.

Architectural documentation provided creates clarity that the dimensions, height and siting of the proposed rear extension would be classed as permitted development under Schedule 2, Part 1, Class A 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 will enlarge the dwelling by 4 metres and has a height of 3 metres, which classifies as permitted development. Although the boundary is 2 metres from the dwelling on both side elevations, the height of the eaves will not exceed the 3 metre limit surmised in the Permitted Development rights for householders Technical Guidance document.

Under the conditions outlined in Schedule 2, Part 1, Section A of the GDPO, the proposed development is subject to the condition that the materials used are of a similar appearance to those used in the construction of the original dwellinghouse. As stated as part of the architectural document ‘100-02 Plan as Proposed’, the red / brown brickwork used for the extension and exterior building alteration will match the brick work used in the construction of the existing building.

CONCLUSION / PLANNING BALANCE

The proposed development is considered ‘permitted development’ under the provision of ‘The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)’. Thus, a Certificate of Lawfulness for the proposed development works can be granted based upon the evidence which architectural documentation provides.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 20/06/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council