DELEGATED DECISION REPORT

SMD/2019/0600 **Valid 01/10/2019**	**SITE B SUNNYHILLS ROAD LEEK**	**LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED EXTENSION.** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES
If the proposed development had been carried out on the date of the application could the Local Planning Authority have taken enforcement action.

Is the development permitted by the General Permitted Development Order 2015.

DESCRIPTION OF SITE
Large warehouse and ingredient processing building on established employment site.

PROPOSAL
To provide a modest office and charging area extension to the front of the building. A large part of the extension would sit and be built underneath an existing open canopy.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
10/00437/FUL_MJ construction of food ingredient processing and packaging plant at Adams Food Factory. Approved.

OFFICER COMMENTS
Part 7 of the General Permitted Development Order permits 'Non-domestic extensions, alterations etc.' Specifically, Class H permits extensions or alteration of an industrial building or a warehouse which shall not exceed 200sq m, the gross floor space of the original building by more than 50% or 1000 sq metres (whichever is the lesser) when the warehouse, as is the case with this proposal, is on land that is not within a conservation area or a site of special scientific interest.

In this case the warehouse building is a food ingredient processing and packaging plant granted planning permission in 2010 (10/00437/FUL_MJ). There are no conditions or limitations that would seek to prohibit development from being carried out that might be otherwise permitted by an order.

The extension would provide office and charging area, of 94 sq m and it is obviously very much less than 50% of the gross floor area of the building and no where near 1000 sq metres.

The extension would not be within 10metres of a boundary and would not exceed the height of the original building. It would not lead to a reduction in the space available for the parking or turning of vehicles.

CONCLUSION
The development is permitted by Part 7 Class H of the GPDO 2015.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 26/11/2019

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council