DELEGATED DECISION REPORT

SMD/2020/0120 **Valid 04/03/2020**	**19 MILLBROOK WAY** **CHEADLE**	**PROPOSED SINGLE STOREY REAR EXTENSION.** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES

- Consider whether the proposed rear extension complies with Class A Permitted Development Rights.

DESCRIPTION OF SITE

The application site is number 19 Millbrook Way Cheadle, a detached, two-storey dwelling occupying a cul-de-sac location. The dwelling benefits from off-road parking at the front of the house as well as an integral garage. Amenity space is mainly to the rear in the form of a patio and garden area. The site forms part of a well-established residential area with dwellings located to the west, south and east.

PROPOSAL

This is an application for a lawful development certificate for a proposed single-storey rear extension at number 19 Millbrook Way Cheadle. The plans show the intent to remove an existing conservatory and erect an extension which would project 3.490m from the rear wall of the existing house and span the full width of it (some 8.725m). The extension would have a lean-to roof with overall height of 3.475m. Bi-fold doors and a further floor-to-ceiling window opening would be inserted into the rear elevation and three rooflights would allow further natural light into the newly formed and open-plan family/dining/kitchen areas. Other alterations would see the removal of internal walls, the relocation of the kitchen and the forming of a new utility room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

The application is for a certificate of lawfulness and therefore Local and National Planning Policies cannot be applied. Determination of this application relates solely to whether the proposed extension complies with the domestic permitted development rights allowances within the General Permitted Development Order (2015) (as amended), Schedule 2, Part 1, Class A.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SM. 89-1502. Detached dwelling (Outline). Approved.

SM. 93-0260. Residential development (Outline). Approved.

SM. 93-1101. Residential development (details of 101 dwellings). Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/05/2020

Neighbour consultation period ends: 26/03/2020.

Cheadle Town Council: No objections to the application.

Severn Trent Water: No objections and no drainage condition is required. Advise that there may be a public sewer located within the application site.

OFFICER COMMENTS

The General Permitted Development Order (2015) (as amended), Schedule 2, Part 1, Class A is the part of the GPDO to be considered in respect of a single-storey, rear extension. The application dwelling is not a Listed Building and the site does not form part of any Conservation Area. There is no record of Permitted Development Rights being removed from this property.

The existing rear extension complies with the Class A allowances for the following reasons;

A.1

A) Dwelling is not formed as a result of a Part 3, Class M, N, P or Q application approval;

B) Extension does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house);

C) Extension does not exceed the height of the existing house;

D) Extension eaves height does not exceed the eaves height of the existing house;

E) The extension does not extend beyond a principal elevation and does not front a highway and form a side extension;

F) Does not extend more than 4.0m to the rear of the detached dwelling house and does not exceed 4.0m in height;

G) Not applicable as this is criteria for the Larger homes notification application procedure;

H) Does not relate to an extension greater than single storey in height;

I) Eaves height does not exceed 3.0m;

J) Does not relate to a side extension;

K) Does not include provision of verandah, balcony or raised platform; relate to microwave antennas, chimneys, flue, soil, vent pipe or any alteration to the roof of the house;

A.2

Dwelling is not on Article 2(3) land.

A.3 Class A Conditions

A) The application contains no details regarding the external building materials either on the application form or the proposed plans. For this reason it is recommended that in the event of a certificate being approved, an informative note should be added to inform the applicant/developer that exterior materials must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
B) Not relevant as there are no upper floor windows;
C) Not relevant as the extension is single-storey only.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved. Although not relevant to the determination of the certificate application, it is noted that the extension is of a good design and sits comfortably against the existing house. An informative note on the decision should be added to ensure external building materials match those of the existing house. Severn Trent Water have responded to the application by stating that there may be a public sewer located within the application site. It is noted that the application site also lies within a Coal Development Low Risk Area. Similar to materials, informative notes could be added to the decision to remind/inform the developer/applicant of their responsibilities.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Jackson
Recommendation Date: 11th May 2020.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council