DELEGATED DECISION REPORT

SMD/2020/0188 **Valid 09/04/2020**	**19 UPLANDS CROFT** **WERRINGTON**	**CERTIFICTE OF LAWFULNESS PROPOSED REAR GROUND DRESSING AND DINING ROOM EXTENSION USING EXITING ACCESS AND PARKING WHICHWILL BE UNAFFECTED BY THE PROPOSED WORKS.** **(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 Uplands Croft Werrington, a demi-detached and previously extended, two-storey, hipped roof dwelling. The property benefits from off-road parking and external amenity space in the form of a patio and rear garden. Boundaries consist of timber panel fencing and a neighbours garage wall abuts the shared boundary. The application site is located within the Werrington and Cellarhead Village Development Boundary and is also identified as lying within a Coal Development, low-risk area.

PROPOSAL

The application is for a lawful development certificate for a proposed single-storey rear extension at 19 Uplands Croft Werrington. The plans show the intent to remove an existing ground floor flat roof extension which is marked as utility/WC use. French doors would open out into the garden area. The proposed extension would have a lean-to tiled roof (including 2 skylights) and brickwork walls. The extension would project 3.0m (external measurement) away from the rear wall of the original house. The eaves would be approximately 2.6m high and the highest part of the roof would be approximately 3.5m from ground level. Internal alterations would see the formation of a ground floor bedroom complete with dressing room and ensuite and an enlarged kitchen space to form and open plan kitchen/dining area. The attached store at the side/rear of the dwelling is to be removed prior to the erection of the rear extension and this is confirmed on the submitted plan.

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

None

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, the site does not form part of any Conservation Area and there are no TPO's within the application site. There is no record of Permitted Development Rights being removed from this property.

The proposed 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) This is a semi-detached property and the extension does not extend more than 3.0m to the rear of the dwelling and does not exceed 4.0m in height;

G) Not applicable; 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) Brickwork and tiles are to match those of the existing dwelling;
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. It is noted that the application site 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: 8th June 2020.

X

Signed by: Jane Colley
On behalf of Staffordshire Moorlands District Council