DELEGATED DECISION REPORT

SMD/2020/0410 **Valid 28/07/2020**	**MELFORD FARM** **BIDDULPH PARK ROAD** **BIDDULPH**	**PROPOSED SINGLE STOREY SIDE EXTENSION** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES
Would the development be permitted by Part 1 Schedule 2 of the General Permitted Development Order?

DESCRIPTION OF SITE
A detached stone farm house dwelling isolated in the Green Belt within its own yard and grounds. Its long side elevations facing west and east are most apparently identifiable as the principal or front and rear elevations respectively.

PROPOSAL
To enlarge the dwelling with a single storey addition that would replace a conservatory extend from the side (or southern end) elevation to provide a garden room. The extension would have a flat parapeted roof with a glazed roof lantern and large glazed windows, front and both sides. It would be 3.8m by 5.7m max height of 3.6m (top of roof lantern). The applicant confirms that it would be constructed using facing materials that match those of the existing dwelling.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
01/00943/FUL Two storey extension to provide dining room and bedroom. Approved.

OFFICER COMMENTS

A direction under Article 4 of the GPDO has not been made in respect of the area or the property and it is not a condition of any relevant planning permission that development shall not be carried out at the property that might otherwise be permitted by the GPDO (planning permission for an extension was granted in 2001 and has been reviewed as part of this assessment). The property is not in a Conservation Area.

The dwellinghouse does not result from development permitted by Part 3 (Change of Use) of the GPDO, it is a long established purpose built dwellinghouse.

The dwelling has sizeable front and rear garden and the addition of the proposed side extension would not result in the coverage of more than 50% of the dwelling's curtilage area by buildings (other than the original dwellinghouse).

The enlargement would be single storey, the height of the addition therefore, would not exceed the height of the highest part of the roof of the existing dwellinghouse or the height of the eaves of the existing dwellinghouse.

The side elevation of the dwellinghouse does not front the highway. The enlarged part of the dwellinghouse would extend from the side wall of the dwellinghouse – it would have a width that is less than half of the width of the original dwelling; it would be single storey; and not exceed a total height of 4m or an eaves height of 3m.

Part of the enlargement would extend to within 2m of the curtilage boundary but would not have an eaves height that exceeds 3m in height.

The enlargement would not consist of or include the construction or provision of a verandah, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse.

The applicant has confirmed that the proposed development would comply with the conditions of Class A by using materials that match those of the existing dwellinghouse; there would be no upper floor windows in the side elevation.

CONCLUSION / PLANNING BALANCE
The side extension would be permitted by Class A, Part 1 of the GPDO and would be lawful.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 14/10/2020

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council