DELEGATED DECISION REPORT

SMD/2020/0436 **Valid 07/09/2020**	**2** **EAST VIEW MAIN ROAD** **CAULDON LOW**	**CERTIFICATE OF LAWFULNESS FOR A PROPOSED DORMER ON REAR IN TIMBER/VERTICLE TILE HANGING** **(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 brick semi-detached house of some age, two-storey with a roof ridge and front elevation parallel to the road. Its elevation facing Main Road is most obviously identifiable as the principal or front elevation.

PROPOSAL
To enlarge the dwelling with an addition to the roof with a flat roof box dormer onto the roof slope at the rear of the property. The addition would be about 8m wide and, at maximum, 6m deep, approx. 24 cubic metres. The addition would not extend beyond the width or height of the roof slope. The applicant confirms that it would be constructed and clad using facing tiles that match those of the existing dwelling.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

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. 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 addition to the roof would be made to the roof slope that forms most obviously the rear elevation of the property and does not face Main Road.

The enlargement would not exceed the height of the highest part of the roof, the width or the bottom of the roof slope. It would have a volume of around 24 cubic metres and as such would not increase the resultant roof space to more than 50 cubic metres above the volume of the original roof space.

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.

The applicant has confirmed that the proposed development would comply with the conditions of Class B 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 B, Part 1 of the GPDO and would be lawful.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 05/11/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council