DELEGATED DECISION REPORT

SMD/2022/0384 **Valid 02/08/2022**	**MARL FIELDS FARM** **NEWTOWN ROAD** **NEWTOWN** **BIDDULPH**	**CERTIFICATE OF LAWFULNESS FOR THE PROPOSED ERECTION OF A SINGLE-STOREY GARDEN ROOM AT THE REAR OF THE HOUSE** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES
Would the proposed development be permitted by the General Permitted Development Order 2015?

DESCRIPTION OF SITE
Farm dwelling in the Gren Belt to the north of Biddulph and Biddulph Moor.

PROPOSAL
Plans are submitted that show the proposed provision of an outbuilding within the accepted curtilage of the dwellinghouse at Marl Fields Farm, immediately to the side or west of the dwelling in what might be considered part of its garden. The building would provide a small garden room.

The building would have a flat roof with a max height of just 2.4m. It would be built no less than 2m from what would be considered the nearest boundary of the curtilage. The building would have a footprint of 3m by 5.5m.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
The existing farm dwellinghouse dates from the early 20th Century.

The dwelling and its curtilage is not subject to a permission conditioned in a way that prevents development otherwise permitted by the GPDO.

OFFICER COMMENTS

<u>The provision of an outbuilding to provide a garden room</u>

The application proposes - The provision of a building required for a purpose that would be incidental to the enjoyment of the dwellinghosue. Such development is permitted by Class E of Part 1 of the GPDO subject to conditions and limitations. There would be no conflict with any of the limitations because:

have a dual-pitched roof and not exceed 2.5m in height

(ii)The building would not be within 2 metres of the boundary of the curtilage of the dwellinghouse

(j) the capacity of the container would exceed 3,500 litres – not applicable
(k) the dwellinghouse is built under part 20 – not applicable.

The development would not take place in a conservation area. On this basis the proposed building as shown in the application drawings and details would be permitted by Class E.

CONCLUSION / PLANNING BALANCE
The proposed provision within the curtilage of the dwelling house of the building required for a purpose incidental to the enjoyment of the dwellinghouse, as shown and specified in the application would be permitted by Class E, Part 1 of the GPDO.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 27/09/2022

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council