**DELEGATED DECISION REPORT**

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| **SMD/2023/0467**<br>**Valid 18/09/2023** | **21 WEDGWOOD ROAD CHEADLE** | **CERTIFICATE OF LAWFULLNESS FOR A PROPOSED SINGLE STOREY REAR EXTENSION & GARAGE CONVERSION**<br><br>**(CERTIFICATE OF LAWFULNESS - PROPOSED)** |

**MAIN ISSUES**

- Consider whether the proposed works comply with domestic Permitted Development Rights.

**DESCRIPTION OF SITE**

The application site is 21 Wedgwood Road, a detached, two-storey dwelling forming part of a well-established residential area. There is off-road parking at the front of the house (including a garage) whilst to the rear there is a garden and block paved patio area. Land levels within the site are generally flat and boundaries are marked by timber panel fencing. There are residential dwellings to the west, south and east with Wedgwood Road to the north.

The application dwelling is not a Listed Building, the site does not form part of any Conservation Area and there are no Tree Preservation Order's within the application site. The property is within the Cheadle Town Development Boundary and a low-risk, coal development area. No record of any Permitted Development Rights being removed from this property can be found.

**PROPOSAL**

This application is for a Certificate of Proposed Lawful Development for a single-storey rear extension and a garage conversion. The plans also show the relocation of the front door, moving it further forwards to utilise what is currently a 'step' area in order to accommodate a door into the newly formed (garage conversion) bedroom. Works would also involve internal alterations to the layout of the accommodation and the demolition of a white upvc conservatory. The flat roof rear extension would have a central roof lantern, project 3.0m from the rear wall, span the full width of the dwelling (approximately 8m) and have an eaves height of approximately 2.8m. The plans state that red/brown facing brickwork would be used to match the existing house.

The garage would be converted into a bedroom with an ensuite shower room. Walls would be insulated, the garage door removed, a window inserted and new brickwork to fill the remaining gap.

**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 found.

**OFFICER COMMENTS**

All parts of the proposal fall within the realms of Schedule 2, Part 1, Class A of the General Permitted Development Order. For ease of reference the report is split into the three proposed areas of work 1) rear extension, 2) garage conversion and 3) front door positioning.

Rear extension
This part of the proposal complies with Class A for the following reasons:

A.1
A) Dwelling is not formed as a result of an application approved under Part 3 Class G, M, MA, N, P, PA or Q.

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 detached dwelling. The extension projects 3m from the rear wall of the house, well within the 4.0m allowance and does not exceed 4.0m in height.

G) Rear extension does not exceed the allowances.

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

I) The extension is within 2m of the boundary of the curtilage of the dwellinghouse but the eaves height do not exceed 3m.

J) The extension is not a side extension.

J.a. Not applicable as the proposed extension will not be joined to any previous addition.

K) (i) Does not include provision of verandah, balcony or raised platform;

(ii) Does not relate to microwave antennas;

(iii) Does not relate to chimneys, flue, soil, vent pipes;

(iv) Does not relate to any alteration to the roof of the house;

L) The dwellinghouse is not built under part 20 of Schedule 2.

A.2. Not relevant as dwelling is not on Article 2(3) land.

A.3 Class A Conditions
(a) Complies as the plans state the proposed bricks would match the existing ones. The 'Permitted Development Guide for Householders: Technical Guidance' states that 'flat roofs will not normally have any visual impact and so, where this is the case, the need for materials of similar appearance should not apply.' This is the case with the rear extension proposal.

(b) Not applicable, this is a single-storey addition and therefore no upper floor windows.

(c) Not applicable, proposal is single-storey only.

A.4 Not relevant as this is a Certificate of Lawfulness application and not a Larger Homes notification.

Garage conversion
The conversion does not involve any enlargement to the building. The works involve replacement of the garage door with a window, the use of matching brickwork to infill the area surrounding the window, insulation and the forming of an ensuite.

Class A allows for the 'enlargement, improvement or other alteration of a dwellinghouse.' The garage conversion would fall within the scope of this allowance. Only a few parts of Class A are relevant in making this decision as follows;

A.1
A) Dwelling is not formed as a result of an application approved under Part 3 Class G, M, MA, N, P, PA or Q.

B) Not applicable
C) Not applicable
D) Not applicable
E) Not applicable
F) Not applicable
G) Not applicable
H) Not applicable
I) Not applicable
J) Not applicable
JA) Not applicable
K) Not applicable
L) The dwellinghouse is not built under part 20 of Schedule 2.

A.2 Not relevant as dwelling is not on Article 2(3) land.

A.3 Conditions
(a) Complies with this condition as matching external materials would be used.
(b) and (c) are not applicable as no upper floor window is proposed and does not relate to an enlargement which is more than a single storey.

Front door
Although the relocation of the front door is a very small amendment to the house, it would be classed as an extension due to enlarging the size of the dwelling. This part of the proposal also complies with the provisions of Class A for the following reasons;

A.1

A) Dwelling is not formed as a result of an application approved under Part 3 Class G, M, MA, N, P, PA or Q.

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. Although the door relocation is at the front of the house, it currently sits within a recessed area. The door would simply be moved to be inline with the principal elevation.

F) Not applicable. This is not a single-storey rear extension.

G) Not applicable. This is not a single-storey rear extension.

H) Not applicable, does not relate to a single storey extension.

I) Not applicable.

J) Not applicable. Does not relate to a side extension.

J.a. Not applicable as the proposed extension will not be joined to any previous addition.

K) (i) Does not include provision of verandah, balcony or raised platform;

(ii) Does not relate to microwave antennas;

(iii) Does not relate to chimneys, flue, soil, vent pipes;

(iv) Does not relate to any alteration to the roof of the house;

L) The dwellinghouse is not built under part 20 of Schedule 2.

A.2. Not relevant as dwelling is not on Article 2(3) land.

A.3 Class A Conditions
(a) Complies with this condition as it is the existing door which is being used.
(b) and (c) are not applicable as no upper floor window is proposed and does not relate to an enlargement which is more than a single storey.

**CONCLUSION / PLANNING BALANCE**

For the reasons outlined above it is recommended that the Certificate of Proposed Lawful Development is approved. The application site lies within a Coal Development Low Risk Area and, similar to materials, an informative note could be added to the decision to remind/inform the developer/applicant of their responsibilities in relation to development within coal areas.

**OFFICER RECOMMENDATION :** Approve. Is permitted development.

**Case Officer:** Lisa Jackson
**Recommendation Date:** 12.04.2024

X

Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**