

From: clerk@checkley.staffslc.gov.uk
To: [Planning \(SMDC\)](#)
Cc: [Alan Hulme](#); [Bryan Stubbs](#); [Colin Pearce](#); [Gareth Buckley](#); info@theadmingenieuk.com; [Keith Flunder](#); [Paul McCormack](#); [Pete Wilkinson](#); [Sandra Peck](#); [Stephanie Akerman](#); [Steve Buckley](#)
Subject: FW: Application SMD/2024/0576 - Lawful Development Certificate for proposed approval to combine the two semi's into one larger dwelling without alterations. - 22-24 Ashlands , Gorsty Hill Road , Upper Tean
Date: 21 February 2025 19:24:19

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From: Cllr Steven Buckley
Sent: 21 February 2025 17:30

Subject: Re: Application SMD/2024/0576 - Lawful Development Certificate for proposed approval to combine the two semi's into one larger dwelling without alterations. - 22-24 Ashlands , Gorsty Hill Road , Upper Tean

The Applicant is seeking a Lawful Development Certificate for a proposal to combine two semi detached dwellings into one larger dwelling without any alterations. 22-24 Ashlands , Gorsty Hill Road , Upper Tean.

Checkley Parish Council (CPC) are aware that in accordance with the Town and Country Planning Act as a general rule planning permission is not required to convert or combine two houses or flats into one as the works are internal and therefore not development and also where development does not result in a change in the use class of the property.

The Applicant should ensure and evidence that there are no covenants or previous planning permission on the properties that would restrict combining the two into one.

CPC are also aware that some Planning Authorities are reluctant to support the amalgamation of two or more flats or houses into one as a result of the negative impact on their 5 year housing target.

CPC are also concerned as to whether the Applicant has a genuine and legitimate reason for combining the two dwellings into one and would seek reassurance that there will be no future application for change of use from domestic accommodation.

CPC are therefore of the opinion that provided all the aforementioned matters are dealt with satisfactorily the proposal would appear to be sound provided it is in keeping with neighbouring property and there are no local objections and it conforms with planning policies as defined in the Checkley Parish Neighbourhood Development Plan and the Staffordshire Moorlands District Council Core Strategy and the National Planning Policy Framework

Cllr Steve Buckley
Planning Coordinator