

DELEGATED DECISION REPORT

SMD/2025/0215
Valid 29/04/2025

4 HAZELHURST DRIVE
CHEDDLETON

**CERTIFICATE OF
LAWFULNESS FOR A
PROPOSED TWO-STOREY
REAR EXTENSION.**

**(CERTIFICATE OF
LAWFULNESS - PROPOSED)**

MAIN ISSUES

- Would the development be permitted by Class A Part 1 Sched 2 of the GPDO 2015?

DESCRIPTION OF SITE

A detached two storey red brick dwellinghouse. The dwelling is gable fronted with a full pitch roof. The dwelling's southeast facing side elevation is built right up to, within 2m, of the curtilage boundary of the dwellinghouse that is shared with No 2 Hazelhurst Drive.

PROPOSAL

A two-storey addition (height exceeding 3m) that would extend 3m from the rear wall of the dwelling. The addition would span the full width and height of the rear elevation. The addition would have a full pitch roof that would match and extend from the dwelling's original full pitch roof.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

04/01173/FUL Front porch and canopy. APPROVED.

OFFICER COMMENTS

The proposed two storey addition would extend 3m from the dwelling's rear wall and span the full width of the elevation. This would mean that the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres. This would mean that the development would not be permitted by Class A, Part 1, Sched 2 of the GPDO because it would exceed the limit at A.1 (i).

CONCLUSION / PLANNING BALANCE

The proposed development would not be permitted by the GPDO 2015 and would not therefore be lawful. The authority would be able to take enforcement action against the development if it were carried out.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date: 24/06/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council