

DELEGATED DECISION REPORT

SMD/2025/0458
Valid 28/10/2025

3 NURSERY DRIVE
BIDDULPH

**CERTIFICATE OF
LAWFULNESS FOR A
PROPOSED SINGLE STOREY
SIDE EXTENSION**

**(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

Semi-detached bungalow with a full pitch roof. Flat fronted with ridge line parallel to the road. Buff brick with a rendered section to the front elevation. There is a driveway space to the side of the bungalow providing spacing between properties.

The dwelling type repeats with the adjoining and adjacent neighbours. The bungalows further to the west around the turning head, are of a type that presents a gable to the front.

PROPOSAL

Enlargement of the bungalow consisting of an addition that would extend from the original (west facing) side wall of the bungalow into the driveway space.

The addition would span the full width of the side elevation and extend within 2m of the shared boundary to the side. It would be less than half the width of the original dwelling.

The addition would have a hipped roof that would lean in part way across the side gable. Eaves would not exceed a height of 3m and the maximum height of the roof would be 3m.

The side extension would be built from matching buff brick and roof tiles.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0219 Single storey rear extension connecting to house to garage.
Extension of garage to the rear and front. Porch extension to the side elevation.
APPROVED (Not implemented)

SMD/2021/0541 Rear and side single storey extension. APPROVED (Not implemented)

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 late 20th Century dwellinghouse.

The dwelling has not previously been extended. Developments granted planning permission in 2021 have not been implemented.

Importantly for any development to be permitted by Part 1 the GPDO it must take place within the curtilage of the dwellinghouse and, in the case of development that might be permitted by Class A (enlargement, improvement or alteration of a dwellinghouse), there is specific criteria relative to the area and shape of the curtilage.

To be permitted an enlargement to a dwellinghouse must not (in accumulation with any other development) cover more than 50% of its curtilage and an enlargement consisting of a single storey addition that extends from a side wall of a dwellinghouse must not have a width greater than half the width of the original dwelling exceed 4m in height, or have an eaves height of more than 3m when it is within 2m of a boundary. The enlargement must not include the provision of a veranda or balcony, or the installation of a chimney or flue.

It is found therefore, that as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage; the single storey side addition would not have a width greater than half that of the original dwelling; and, part of the side addition would extend to within 2m of the curtilage's boundary, however, its eaves height would not exceed 3m.

The maximum height of the addition would be no more than 4m and the height of the addition, therefore, would not exceed the height of the highest part of the roof of the existing dwellinghouse or the height of the eaves of the existing dwellinghouse.

The enlarged part of the dwellinghouse would not extend beyond a wall which forms either the front or rear elevation of the original dwellinghouse; or side elevation that fronts a highway. The enlargement would not consist of or include the construction or provision of a veranda, 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.

CONCLUSION / PLANNING BALANCE

The development would be permitted by Class A Part 1 of the GPDO

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 22nd December 2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council