

DELEGATED DECISION REPORT

SMD/2026/0333
Valid 14/07/2026

18 WILLOW CLOSE
UPPER TEAN

ALTERATION TO EXISTING
DRIVEWAY INCLUDING AN
EXTENDED DROPPED KERB

PROCEDURAL ISSUES

The application was submitted as an application for planning permission. Upon assessment by the Case officer it was determined that the proposal was permitted development. The applicant was invited to withdraw the application but requested instead that the Council deal with it as a Certificate of Proposed Lawful Development

MAIN ISSUES

- Whether the proposed works comply with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

DESCRIPTION OF SITE

The site consists of a red brick and timber clad bungalow on the west side of a cul-de-sac in a village setting, and forms a row of similar properties, the only visual difference being the two-storey side extension and garage conversion (SMD/2023/0066) to the front and the difference in cladding materials. Beyond the site to the rear is open agricultural lane. The bungalow has a lower ground half-size floor due to the difference in levels over the site. The property forms part of a line of seven near identical properties, which all face the agricultural land to the rear and have the split-level layout.

PROPOSAL

The application seeks to confirm whether the proposed works comply with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed works are for alterations to the existing driveway within the curtilage of the dwellinghouse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

N/A

OFFICER COMMENTS

The relevant section of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) has been reproduced below. Officer comments are in **bold**.

Class F – hard surfaces incidental to the enjoyment of a dwellinghouse

Permitted development

F. Development consisting of—

- (a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or
- (b) the replacement in whole or in part of such a surface.

Development not permitted

Development is not permitted by Class F if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); or – **the dwelling complies as it did not get permission to be used as a dwellinghouse under Part 3.**
- (b) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) – **the dwelling complies as it was not built under Part 20.**

Conditions

F.2 Development is permitted by Class F subject to the condition that where—

- (a) the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and
- (b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface is made of porous materials, or provision is made to direct run-off water from.

As the proposed driveway is greater than 5 square metres, it would need to be porous or have drainage.

OTHER MATTERS

Willow Close is an unclassified Road. Under Part 2 Class B of the GPDO planning permission is not required for the formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that

access is required in connection with development permitted by any Class in the GPDO. In this case the relevant class is Class F of Part 1. The proposal therefore complies

Application for a dropped kerb would require application made to Staffordshire County Council. The applicant can follow this link to apply <https://www.staffordshire.gov.uk/Highways/licences/Vehicle-access/VehicleAccessCrossings.aspx>.

CONCLUSION / PLANNING BALANCE

The proposed development complies with the GPDO and is therefore permitted development. therefore it is recommended that the Lawful Development Certificate be issued.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Reuben Berriman

Recommendation Date: 12/08/2026

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council