

DELEGATED DECISION REPORT

SMD/2026/0295
Valid 17/06/2026

69 MEIGH ROAD
WERRINGTON

**CERTIFICATE OF LAWFULNESS
FOR A PROPOSED SINGLE STOREY
SIDE AND REAR EXTENSION TO
PROVIDE PORCH AND
UTILITY/STORE**

**(CERTIFICATE OF LAWFULNESS -
PROPOSED)**

MAIN ISSUES

Whether the proposal complies with the provisions of Part 1, Class A of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

DESCRIPTION OF SITE

A detached, gable-ended bungalow within a well-established residential area within the village of Werrington. The property benefits from a detached garage and paved, external amenity space to the rear. At the front of the bungalow there is a tarmac surfaced, off-road parking area. Boundaries are marked by timber fencing and the wall of the neighbouring bungalow.

PROPOSAL

A certificate of proposed lawful development is sought for single storey side extension and a single storey rear extension. The side extension would provide a porch/entry to the house, linking to the inner hall and would be constructed using bricks and tiles to match the existing house. The rear extension, together with internal alterations, would provide a utility/storeroom and a separate shower room and WC. The rear extension would also be constructed using matching brick and tiles. Matching materials details are confirmed on the elevation drawing.

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 works comply with the domestic permitted development rights within Schedule 2, Part 1, Class A of the General Permitted Development Order (GPDO) 2015, which allows for A, the 'enlargement, improvement or other alteration of a dwellinghouse.'

The side extension could be considered under the provision of Class A (extension to the side of the house) or Class D (porch).

No records can be found to state permitted development rights have been removed.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

93/00047/OLD Rear extension. Approved.

CONSULTATIONS

None

OFFICER COMMENTS

A planning history search reveals an approved application for the rection of a rear extension; the permission has been implemented.

Rear extension

This part of the proposal would be considered within Class A, the assessment of which is as follows.

- (a) Complies. This is not a dwelling which is formed as a result of a Part 3 (Changes of Use) permission.
- (b) Complies. 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 (excluding the ground area of the original dwellinghouse).
- (c) Complies. Rear extension would not exceed the height of the highest part of the dwellinghouse roof.
- (d) Complies. The rear extension eaves would not exceed the height of the existing dwelling house eaves.
- (e) Complies. Is not an extension on the principal elevation and is not a side extension which fronts a highway.
- (f) (i) The dwelling has already been extended to the rear, and includes the area identified as bedroom 3 on the existing floor plans. The addition of the proposed extension to the existing extension, would result in an enlargement which exceeds the 4m projection allowance within this part and therefore fails. The existing extension together with the proposed addition equates to some 5m depth.
- (f) (ii) The proposed rear extension shown on the plans does not exceed 4m high. The issue here is that the extension would be attached to an existing rear extension (secured by planning permission), which is more than 4m high (4.3m) so even if the proposed rear extension were reduced to a combined 4m projection, the extension would still not be permitted development, as cumulatively it would exceed 4m in height (Technical Guidance). Rear extension fails this part.
- (g) NA. This section applied to applications made under the Larger Homes Notification procedure.
- (h) NA. The extension is not larger than single storey.
- (i) NA. The rear extension is not within 2m of the boundary of the curtilage.
- (j) NA. This is not a side extension.
- (ja) Development is not permitted if any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j). The proposal fails this section as the new addition would be attached to an existing extension which, combined, would exceed the projection distance and height allowances.
- (k)(i) Complies. Proposal does not include the construction or provision of a verandah, balcony or raised platform.

(k)(ii) Complies. Does not include the installation, alteration or replacement of a microwave antenna.

(k)(iii) Complies as the proposal does not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

(k)(iv) Complies. Not an alteration to any part of the roof of the dwellinghouse.

(l) Complies. The dwellinghouse is not built under Part 20 of this Schedule.

A.2 Not applicable as the application site is not within article 2(3) land.

A.3 Development is permitted by Class A subject to the following conditions—

(a) The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. Complies. The Proposed Elevations drawing confirms all matching bricks, tiles, windows and doors.

(b) NA. There are no upper floor windows associated with the rear extension proposal.

(c) NA. This is a single storey rear extension only.

Side extension

This part of the proposal could be considered within Class D (porches) or Class A as a side extension. The proposal fails Class D as the ground area (measured externally) would exceed 3 square metres, and the structure would exceed 3m high.

Consideration of Class A is as follows:-

(a) Complies. This is not a dwelling which is formed as a result of a Part 3 (Changes of Use) permission.

(b) Complies. 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 (excluding the ground area of the original dwellinghouse).

(c) Complies. Side extension would not exceed the height of the highest part of the dwellinghouse roof.

(d) Complies. The side extension eaves would not exceed the height of the existing dwelling house eaves.

(e) Complies. Is not an extension on the principal elevation and is not a side extension which fronts a highway.

(f) (i) NA. This is a side extension, not a rear addition.

(f) (ii) Complies. Does not exceed 4m in height.

(g) NA. This section applies to applications made under the Larger Homes Notification procedure.

(h) NA. The extension is not larger than single storey.

(i) Complies. The side extension is within 2m of the curtilage boundary, however the eaves height does not exceed 3m.

(j) For a side extension the following criteria need to be met.

(i) Complies. Does not exceed 4 metres in height,

- (ii) Complies. Does not have more than a single storey.
- (iii) Complies. Does not have a width greater than half the width of the original dwellinghouse.
- (ja) NA. The proposed side extension does not connect to any previous extension.
- (k)(i) Complies. Proposal does not include the construction or provision of a verandah, balcony or raised platform.
- (k)(ii) Complies. Does not include the installation, alteration or replacement of a microwave antenna.
- (k)(iii) Complies as the proposal does not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
- (k)(iv) Complies. Not an alteration to any part of the roof of the dwellinghouse.
- (l) Complies. The dwellinghouse is not built under Part 20 of this Schedule.

A.2 Not applicable as the application site is not within article 2(3) land.

A.3 Development is permitted by Class A subject to the following conditions—

- (a) The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. Complies. The Proposed Elevations drawing confirms all matching bricks, tiles, windows and doors.
- (b) NA. There are no upper floor windows associated with the rear extension proposal.
- (c) NA. This is a single storey side extension only.

CONCLUSION / PLANNING BALANCE

The rear extension does not comply with Class A for the reasons outlined within the report.

OFFICER RECOMMENDATION : Refuse. Rear extension does not comply with Class A.

Case Officer: Lisa Jackson

Recommendation Date: 12.08.2026.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council