STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Tel: 0845 605 3013 • Fax: 01538 483586 • Web: www.staffsmoorlands.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

To:
Mr S Forrester
c/o A J Bateman
Podmore Cottage
Podmore
Eccleshall
Stafford
ST21 6QG

Application No: 08/00454/FUL

Location of Development:
71 Uttoxeter Road Upper Tean Staffordshire Moorlands ST10 4LG

Description of Development:
Two storey rear extension

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above in accordance with plans ref; 002; 003; 001; 004; subject to the following condition(s):

1. The development permitted shall be begun before the expiration of three years from the date of this permission
Reason:- To comply with the section 91(1) of the town and country planning ace 1990 (as amended)

2. The materials to be used in the external facing walls of the proposed extension shall match in colour, form and texture the existing building and there shall be no variation without prior consent in writing of the local planning authority.
Reason:- To ensure that the works harmonise with the existing development in accordance with policy B13 of the Staffordshire Moorlands Local Plan

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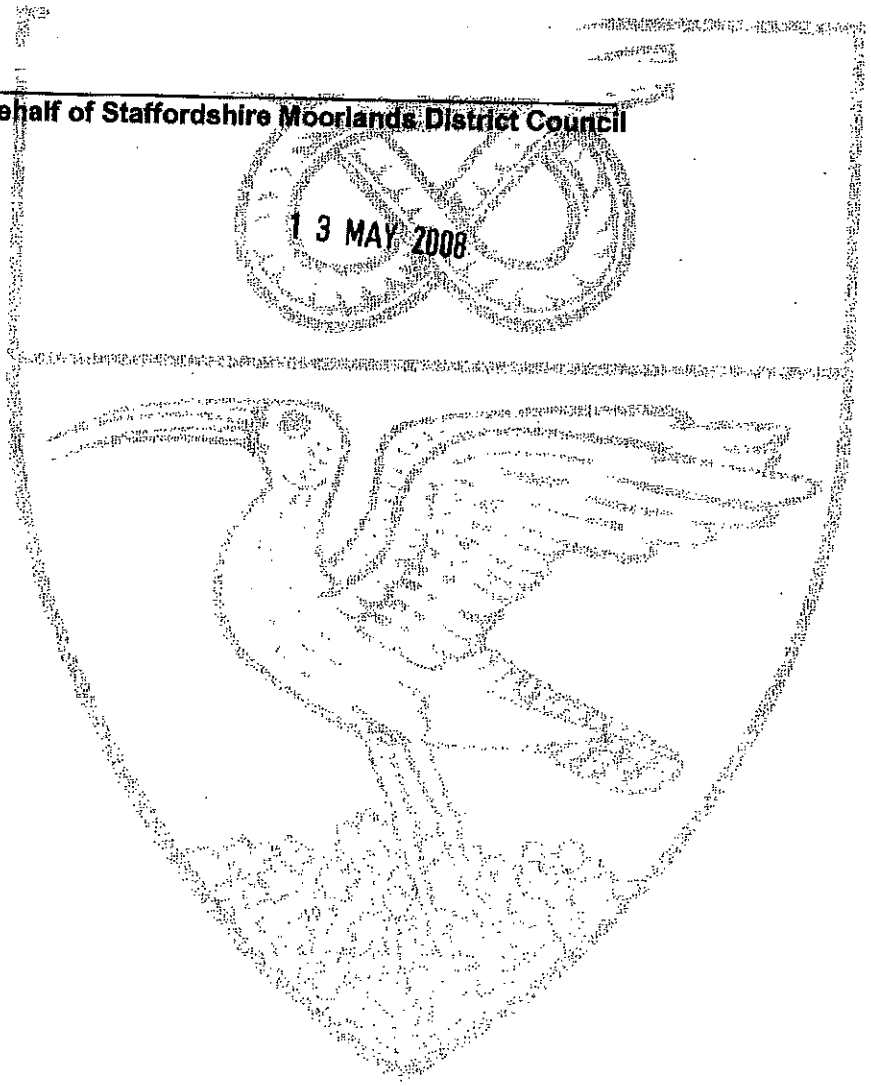
Informative

In considering this proposal, account has been taken of the following development plan policies:
Staffordshire Moorlands Local Plan – Policy B11, B13
Planning Policy Guidance 15: Planning and the Historic Environment
It is considered that the proposed development will have no adverse impacts on the scale and character of the existing building and the surrounding area and will have no unacceptable adverse effect on the enjoyment of any neighbouring dwellings. The application will not have an adverse impact upon the conservation area.



Signed on behalf of Staffordshire Moorlands District Council

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NOTES

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of the date of the decision notice. (Appeals must be made on a form which is obtainable from the Department of Transport, Local Government and the Regions, Planning Inspectorate, Temple Quay House, No.2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise then subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the Development Order, and to any directions given under the Order.

2. If permission to develop land is refused or granted subject to conditions whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough or District Council or County Council in which the land is situated, as the case may be, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part IX of the Town and Country Planning Act, 1990.

3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.