

The Planning Inspectorate

HOUSEHOLDER PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents must reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/B3438/D/16/3148926

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

mr gary chell

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes

☐ No



C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

Staffordshire Moorlands District Council

LPA reference number

SMD/2014/0004

Date of the application

16/03/2016

Did the LPA issue a decision?

Yes

☒ No



Date of LPA's decision

13/04/2016

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes

☒ No



Address

50 High Street
Ipstones
STOKE-ON-TRENT
Staffordshire
ST10 2LU

Is the appeal site within a Green Belt?

Yes

☐ No



Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes

☐ No



E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes

☐ No



Please enter details of the proposed development. This should normally be taken from the planning application form.

Proposed side and rear extension, internal alterations and demolition of existing garage.

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has;

1. Refused planning permission. ☐
2. Refused permission to vary a condition(s). ☒
3. Refused prior approval of permitted development rights. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☒

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes ☒ No ☐

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes ☒ No ☐

Please explain.

The condition (6) which i wish to vary. is for the provision of a car turntable/circle. The area of the drive has been expanded since the original planning decision. At no time has the LPA furnished me with measurements that would allow safe turning of a vehicle. despite numerous requests over a three year period. The drive of the house has been enlarged by approximately one third which was the basis for my variation application. The application was refused without any reference to measurements or confirmation that a site visit took place.

2. Hearing ☐

3. Inquiry ☐

H. GROUNDS OF APPEAL

The grounds are set out in

☒ the box below

The condition (6), which i wish to vary. is for the provision of a car turntable/circle. The area of the drive has been expanded since the original planning decision. At no time has the LPA furnished me with measurements that would allow safe turning of a vehicle. despite numerous requests over a three year period. The drive of the house has been enlarged by approximately one third which was the basis for my variation application. The application was refused without any reference to measurements or confirmation that a site visit took place. The refusal letter states "The proposed development fails to make adequate provision for the turning of vehicles within the curtilage resulting in an increase in the likelihood of highway danger due to drivers having to manoeuvre into the B5053" etc. This is in fact a myth, i hold video evidence of vehicles turning in this area. This appeal is based solely on one unanswered question What measurements and calculations did the LPA use to make the decision ?. Which national policies/frameworks contain the guidance used by the LPA.

Have you made a costs application with this appeal? Yes ☐ No ☒

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;



CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:



CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.



I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.



(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.



(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.



J. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA.



02. A copy of the LPA's decision notice.



K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

☐ No



L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form, the personal details form and any supporting documents (including the full grounds of appeal) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your forms

- locating your local planning authority's email address:

<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>

- attaching the saved forms including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is

dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

M. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 3035, Bristol, BS1 9AY.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 01. A copy of the original application form sent to the LPA.
File name: Variation application page 1.jpg
File name: Variation application page 2.jpg
File name: Variation application page 3.jpg

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 02. A copy of the LPA's decision notice.
File name: LPA decision notice.pdf

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Completed by MR GARY CHELL

Date 21/04/2016 19:46:10