Mr & Mrs Goodwin
Monksilver
Mount Road
Leek
Staffordshire
ST13 6NQ

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Andrew Dukesell
DBD Architectural Consultancy Ltd
50 Broad Street
Leek
Staffordshire
ST13 5NS

Mr & Mrs Goodwin
Monksilver
Mount Road
Leek
Staffordshire
ST13 6NQ

Application no: SMD/2016/0206

Determined on: 07/06/2016

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) England) Order 2015

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.

Location of Development:
Monksilver, Mount Road Leek Staffordshire ST13 6NQ

Description of Development:
Proposed two storey front and side extension and single 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 subject to the following condition(s):

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:-
To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2.The development hereby approved shall be carried out in accordance with the following submitted plans and subject to the following conditions and/or modifications:-

PL01;
PL02;
PL04;
PL05 Rev J;
PL06 Rev A;
PL07 Rev B.

Reason:-
To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

3.The extensions hereby approved shall be built using an Ivory colour Monocouche render finish, Bridestone Ashlar Smooth stone, brick to match as closely as possible those of the existing house and Welsh Slate for the roof in accordance with above approved drawing number PL05J.
Reason:-
In the interests of good design, visual impact and the applicants' intentions.

4.Prior to the commencement of works on site, details of the glazing system (including window opening mechanism for the top middle pane/panel) for the first floor window on the southern facing elevation and serving bedroom 4 as identified on approved drawing number PL05J, shall be submitted to and approved in writing by the Local Planning Authority. The glazing details shall demonstrate not only the opening mechanism(s) of the top middle pane/panel but also the method(s) and degree by which the glazing will be obscured. The development shall be carried out in full accordance with the approved details, completed prior to first occupation of the development hereby approved and retained for the lifetime of the development.
Reason:-
In the interests of neighbour amenity.

5.The replacement Birch tree specified on DBD Architectural 'Landscaping Plan' drawing number PL07 Rev B shall be fully planted before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved and shall be properly maintained for a period of 5 years following planting. If within this period the tree is damaged, becomes diseased, dies, is removed or otherwise fails to establish, it shall be replaced during the next suitable season.
Reason:-
In the interest of protected trees and visual amenity impact.

Informative

1.During the course of the consideration of the application the Council sought amendments to the proposals to ensure that the development is designed so as not to harm neighbour amenity. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 of the National Planning Policy Framework.

Signed on behalf of Staffordshire Moorlands District Council

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NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section.

2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.

3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.staffsmoorlands.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development

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have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.