Mr Craddock
137 Congleton Road
Biddulph
Staffordshire
ST8 6QJ

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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Application no: HNT/2016/0019

Determined on: 21/06/2016

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) (England) Order 2015
Schedule 2, Part 1, Class A

Householder Permitted Development Notification

REFUSAL

Prior approval is required and is **REFUSED** by the Local Planning Authority under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for:

Single storey rear extension extending 6m beyond the rear wall of the original dwelling, maximum height of 3.1m and 2.7m height to eaves at 137 Congleton Road Biddulph

1. The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse. This application therefore fails to accord with Class A (j), Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

2. The exterior building materials are not similar in appearance to those used in the construction of the exterior of the existing dwellinghouse. Accordingly this application does not comply with Condition A.3 (a) of Class A, Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

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Signed on behalf of Staffordshire Moorlands District Council

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Appeals to the Planning Inspectorate

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, then you can appeal to the Planning Inspectorate under section 78 of the Town and Country Planning Act 1990 as amended.

If you want to appeal, you must do so within **twelve weeks** of the date of this notice, using a form which you can obtain from https://www.gov.uk/appeal-planning-inspectorate or by email from enquiries@pins.gsi.gov.uk or from the Planning Inspectorate through Customer Services on 0303 444 5000

You must send one copy of the completed form to the Planning Inspectorate at the address on the form as well as a copy to planning@staffsmoorlands.gov.uk or to Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ