

Mr Jason Keeling
Garston House Farm
Whiston
Staffordshire Moorlands
ST10 2HX

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Application no: DET/2016/0030

Determined on: 20/07/2016

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

**PRIOR APPROVAL REQUIRED AND DETAILS SUBMITTED
APPROVED SUBJECT TO CONDITIONS**

Staffordshire Moorlands District Council hereby **APPROVE** this application for
DETERMINATION for

**Change of use of agricultural building to a dwellinghouse and building
operations reasonably necessary to convert the building at
Garston House Farm, Garston Village Road, Whiston, Staffordshire Moorlands**

in accordance with the submitted application, details and accompanying plans as follows: block Plan at 1:500 showing turning and parking; Proposed layout and front elevation at 1:50; end and rear side elevations at 1:50 subject to the following conditions:

1. Notwithstanding the submitted drawings all windows and doors shall be fitted so as to be recessed by at least 75mm rear of the exterior elevation face.
Reason: in the interests of the appearance of the converted building.
2. The roof light should be of Conservation standard and should be designed to fit flush with the plane of the roof and the frame should have a black finish. The glazed area should be subdivided vertically.
Reason: To maintain the character and integrity of the converted building as a non-designated heritage asset.
3. No external flues or extractor equipment whatsoever shall be installed at the premises hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of occupiers of adjoining properties, the integrity and appearance of the building and the visual amenities of the area.

4. Construction works, time of operations – all noisy activities shall be restricted to the following times of operation:

08:00 - 18:00 hours (Monday to Friday);

08:00 - 13:00 hours (Saturday)

No working is permitted on Sundays or Bank Holidays. In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

5. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans.

Reason: To comply with NPPF paragraph 32; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

Signed on behalf of Staffordshire Moorlands District Council

Informatives

Asbestos: The buildings may contain asbestos therefore an asbestos survey is recommended prior to any refurbishment works (advisory).

Noise: No issues – subject to compliance with the condition. The developer should pay due regard and comply with the requirements of the Building Regulations 2010, Part E (Resistance to Sound).

Nuisance: The proposed development is close to existing properties so care needs to be taken during the construction phase to ensure these activities do not cause unreasonably disruption to the neighbour's enjoyment of their properties.

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 & 79 of the Town & 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 6 of the Town & 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 & Country Planning Act, 1990.