Mr Andrew Morton
Hollyedge Farm Quabbs Lane
Stoke on Trent
Staffordshire
ST11 9AY

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DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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ST11 9AY

Application no: HNT/2016/0025

Determined on: 08/08/2016

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 Orangery extending 4m beyond the rear wall of the original dwelling, 2.7m maximum height and 3.7m to height at the eaves at Holly Edge Farm Quabbs Lane Forsbrook

Reasons:

1) The proposed development does not comply with the conditions and limitations or restrictions applicable under GPDO (2015) Schedule 2 Part 1 Class A; due to the number, form and extent of previous development and extensions at this property post 1948 the LPA is not satisfied that the proposal is limited to being a single storey extension of the original house, nor is it satisfied that the elevation to be extended is correctly regarded as being the rear of the property.

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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