

Mr Craft  
14 Grangefields  
Biddulph  
Staffordshire  
ST8 7SA

Application no: HNT/2016/0034

Determined on: 25/10/2016

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
(ENGLAND) (AS AMENDED) ORDER 2015**

**PRIOR APPROVAL REQUIRED AND DETAILS SUBMITTED  
REFUSED**

Staffordshire Moorlands District Council hereby **REFUSE** approval for the siting and appearance of the development proposed for

**Single storey rear extension, extending 4.1m beyond rear wall of the original dwelling, Maximum height of 2.9m and height to eaves 2.5m at The Bungalow 11 Congleton Road Biddulph**

in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

Drawing 16-070\_AS(01) Location Plan  
Drawing 16-070\_AS(PD) 02 Site Block Plan  
Drawing 16-070\_AS(PD)05 Proposed Elevations  
Drawing 16-070\_AS(PD)06 Proposed Elevations

The extension, which is the subject of this application had been partially constructed prior to the submission of a valid 'Notification of prior approval' application. In accordance with Class A, Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, 'Notification of Prior Approval' must be submitted before the commencement of development. Accordingly it is not possible for the authority to consider this application under this process.

Simon W. Baker B.Ed MBA MIMSPA  
Chief Executive

In any event if the application was accepted by the Local Planning Authority it is considered that the proposed development would, by virtue of its design, (which includes a raised platform and an alteration to the roof and exceeds the 4m height limit) fails to accord with Class A paragraph (g) subsection (ii); paragraph (i) and paragraph (k) sub sections (i) and (iv) of Part of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

X *B.J. Haywood*

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Signed by: Haywood, Ben

**On behalf of Staffordshire Moorlands District Council**

## **NOTES**

1. 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.
2. 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.
3. If this is a decision to refuse planning permission for a minor commercial 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.
4. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
5. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
6. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.
7. 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.