STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mrs E Hall
Hayes & Partners
Old Hall Street
Cheshire
SK10 2DT

Mrs Hall
C/O the agent

Application no: SMD/2016/0709

Determined on: 06/03/2017

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

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:
Dye House Dye House Lane Rushton Spencer Staffordshire SK11 0RS

Description of Development:
Two storey side extension and the addition of an upper storey over a single storey outrigger (resubmission of SMD/2016/0393)

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 strict accordance with the amended plans numbered 1:2500 location plan, 3881_00_10 Rev E; 3881_00_11 Rev F and 3881_00_12 Rev E subject to the following conditions and / or modifications below:-
Reason:- For clarity and the avoidance of doubt.

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3. All new stonework shall be in natural red sandstone faced, laid and pointed to match the existing stonework.
Reason:- In the interests of the character and appearance of the development.

4. The roof shall be clad in plain clay Staffordshire Blue tiles which shall match those on the main roof of the dwelling and there shall be no variation without the prior written consent of the Local Planning Authority.
Reason:- In the interests of the character and appearance of the development.

5. The roof verge(s) shall be flush cement pointed, with no barge boards or projecting timberwork.
Reason:- In the interests of the character and appearance of the development.

6. The external doors and windows shall be of timber construction
Reason:- In the interests of the character and appearance of the development.

7. The development hereby permitted shall not be commenced until detailed plans and sections of the proposed windows and doors at a scale of 1:20 together with details of proposed finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason:- In the interests of the character and appearance of the development.

8. The rainwater goods shall be black. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.
Reason:- In the interests of the character and appearance of the development.

9. Prior to the development hereby approved commencing details of the roof lights shall be submitted to and approved in writing by the Local Planning Authority. Roof lights shall be designed to fit flush with the plane of the roof and the frame shall have a black finish. The glazed area shall be subdivided vertically.
Reason:- In the interests of the charater and appearance of the development.

10. The development hereby permitted shall not be commenced until details of the proposed boundary wall as shown on drawing number 3881_00_11 Rev E have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the first occupation of any of the buildings on the site.
Reason:- In the interests of the character and appearance of the development.

11. The development hereby permitted shall not be carried out until details of all materials to be used for hard surfaced areas within the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.
Reason:- In the interests of the character and appearance of the development.

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12. Prior to the first occupation of the development hereby approved space shall be laid out within the application site for 3 cars to be parked and for a vehicle to turn so that it may enter and leave the application site in a forward gear. The parking and turning areas shall be properly consolidated, surfaced and drained in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority and these areas shall not thereafter be used for any other purpose than the parking and turning of vehicles for the life of the development.
Reason:- In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives

The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. In dealing with this application, the Council has worked with the applicant in the following ways:- During the course of the application a considerable number of issues have arisen. Various discussions have been had with key consultees and the applicants. Where it has been necessary, amendments and additional information have been sought. In such ways the council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application. This is in accordance with paragraphs 186 and 187 of the Framework.

X B.J. Haywood

Signed by: Ben Haywood
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 at buildingcontrol@staffsmoorlands.gov.uk

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. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk 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.

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8. 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.

9. 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.

10. 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

11. 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.

12. 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.