STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Tarpey Woodfine Architechts
10 King Street
Newcastle under lyme
ST5 1EL

Mr Wilcox
6 Kibblestone Road
Oulton
Stone
ST15 8UW

Application no: SMD/2017/0267
Determined on: 27th June 2017

Town and Country Planning Act 1990 Section 192
(As amended by Section10 of Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England) Order 2015

APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

Staffordshire Moorlands District Council hereby approves to certify that on 20/04/2017; the proposed use ('the Use') and associated operations ('the Operations') specified in the First Schedule at i. and ii. respectively, to take place on the land specified in the Second Schedule ('the Land') would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

'The Land' comprises of a dwellinghouse and its curtilage that was built and originally used as a family home (Class C3(a) of the Use Classes Order 1987). 'The Use' would be lawful and immune from enforcement action because it would not result in a material change of use and the provision of two additional bedrooms and a shower within the attached garage would be ancillary to that lawful use. 'The Operations' that would be associated with 'the Use' would not require planning permission because they would be carried out within the curtilage of a dwellinghouse and be permitted by Class A and F, Part 1, Schedule 2 of the General Permitted Development Order 2015.

FIRST SCHEDULE

i. The provision of two additional bedrooms and a shower within an existing attached garage to create a six bedroom dwelling house and the use of that dwellinghouse by up to three children aged between 7 and 17 years of age as their prime and sole residential home, where their care is provided by up to two duty carers, at any one time, operating a 48 hour shift with staff change over occurring between 8:00am and 10:00am; and, each of the children and duty staff member has their own room and the remaining bedroom is used as an office (*sui generis*).

ii. The external alterations of the garage to replace garage doors with windows and the provision of a hardstanding to provide additional car parking spaces as shown in the proposed drawing numbered 0972-02 B that was received with the application on the 20th April 2017.

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

SECOND SCHEDULE

The dwellinghouse and its curtilage at 7 New Road, Werrington, Staffordshire ST2 9DY that has been outlined in red on the attached plan numbered NR 1.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

NR 1



STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

NOTES

1. An applicant may appeal against by giving notice to the Secretary of State:-

   (a) the refusal to issue a certificate under Section 192 of the Act; or

   (b) the failure to give notice of the Council's decision within 8 weeks of the registration of the application, or any other period agreed with the Local Planning Authority;

   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

2. As part of the appeal process the Applicant must submit to the Planning Inspectorate a copy of the following documents:

   - a copy of your original application
   - a copy of the local planning authority's decision notice - if they didn't make a decision, send a copy of the letter acknowledging your application
   - a map of the site
   - copies of all plans, drawings and documents you sent to the local planning authority
   - copies of any letters or emails from the local planning authority
   - any other documents that directly support your appeal

   If you think your land or building is now lawful because the time limit for enforcement has passed, you also need to submit evidence like:

   - dated photographs of the site
   - letters from neighbours
   - receipts or invoices for work
   - plans and drawings