Supporting Statement for Domestic Extension and Alterations at Hallscroft, The Drive, Rudyard, Staffs. ST13 8RN – RLM856SS.

Introduction

This application for householder approval is being made by the new owners of Hallscroft, Mr & Mrs Grattidge. The works involve much the same as the previously approved scheme as part of planning application SMD/2014/0819, dated 2nd March 2015.

There are some minor amendments to that scheme and as ownership has changes a fresh householder application is being submitted. In addition the site is now within the boundaries of the recently designated Rudyard Conservation Area and any necessary Article 4 approval is also sought.

It should be stated that the previous proposals have an extant consent, as other works relating to the above mentioned approval have commenced, indeed they are more or less complete.

A separate application for a single storey garage is proposed but it was felt that this should form a separate application due to its proposed positioning.

Design

The previous approved design for the extension works has been duplicated, with only minor alterations proposed, including a small extension to the 'rear' elevation.

The previous proposals for Hallscroft have been previously commented upon by the Conservation Officer and found to be acceptable.

Robert L McGuinness MRICS
Chartered Surveyor – RLM Associates

29th July 2017

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Michael Sutcliffe
Michael Sutcliffe & Associates
Ivy House Waterfall Lane
Waterfall
Staffordshire
ST10 3HT

Mr & Mrs Reaney
Alderlee Farm Gun Hill Road
Meerbrook
Staffordshire
ST13 8SL

Application no: SMD/2014/0819

Determined on: 02/03/2015

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) England) Order 2010

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:
Halls Croft The Drive Rudyard Staffordshire ST13 8RN

Description of Development:
Erection of two detached dwellings and extension of the existing dwelling (resubmission of SMD/2014/0513)

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 accordance with the following submitted plans:

RLM673/1;
RLM673/8 Rev F;
RLM673/11 Rev J;
RLM637/12 Rev E;
RLM637/13 Rev D;
RLM673/14 Rev A.

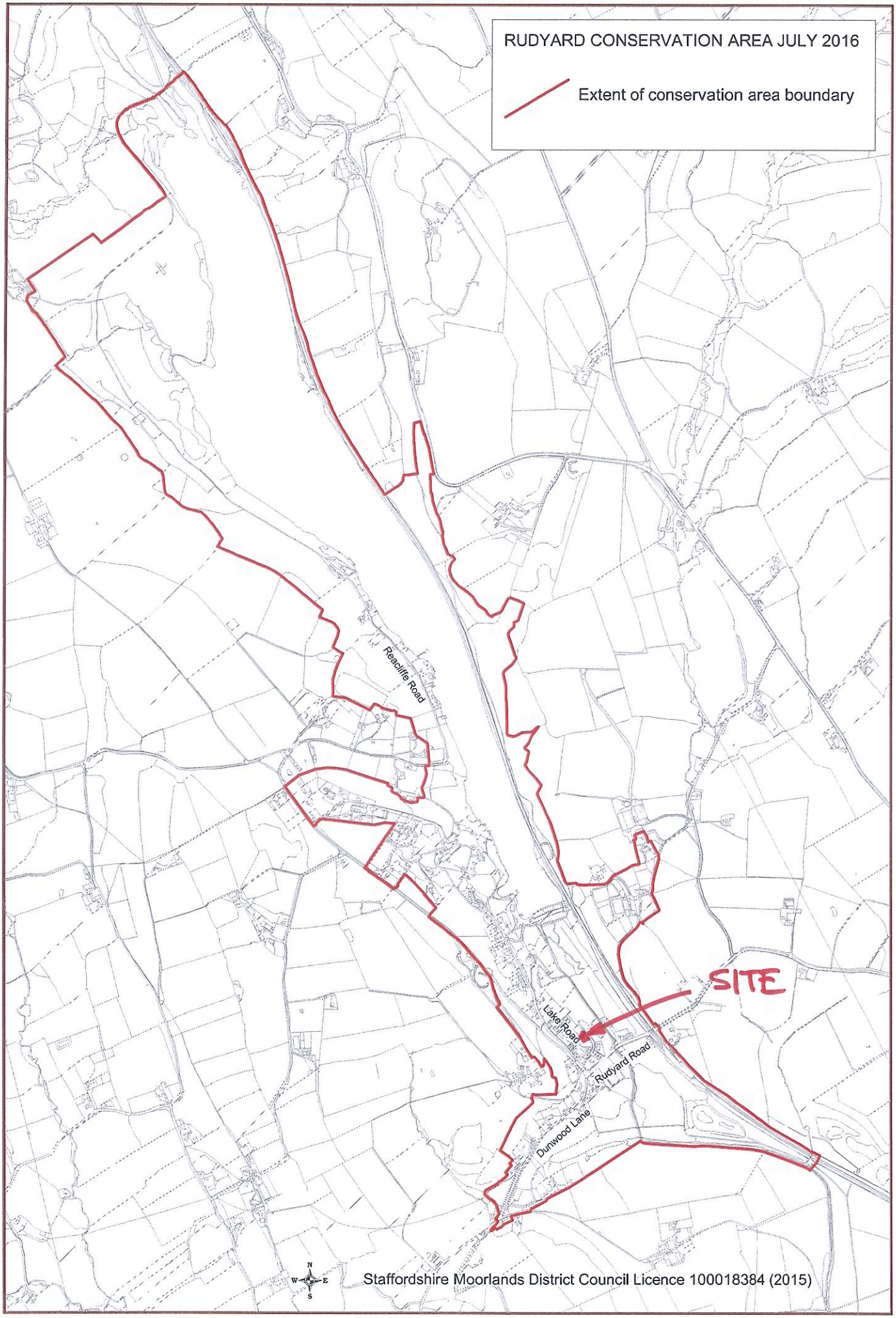
Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 Article 4(1)

DIRECTION MADE UNDER ARTICLE 4(1)

WHEREAS Staffordshire Moorlands District Council ("the Council") being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) Order 2015 ("the Order") is satisfied that it is expedient that any development described in the First Schedule of this direction ("this Direction") should not be carried out on the land shown edged red on the plan at the Second Schedule, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Order, **HEREBY DIRECT** that the permission granted by article 3 of the Order shall not apply to development on the land shown edged red on the plan at the Second Schedule and of the descriptions set out in the First Schedule to this Direction.


RUDYARD CONSERVATION AREA JULY 2016
Extent of conservation area boundary
Reaclffe Road
SITE
Lake Road
Rudyard Road
Dunwood Lane
N
W
E
S
Staffordshire Moorlands District Council Licence 100018384 (2015)