STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Miss Natalie Hewitt
Hewitt & Carr Architects
2 - 4 Cross Street
Cheadle
Staffordshire
ST10 1NP

Mrs Goodwin
Manderley Common Lane
Dilhorne
Staffordshire
ST10 2PA

Application no: SMD/2017/0441

Determined on: 13/10/2017

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 DEVELOPMENT

Staffordshire Moorlands District Council hereby approves to certify that on 27/06/2017; the proposed operation specified in the First Schedule ('the Development') that would 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):

1. The existing dwellinghouse was built with a planning permission which was not subject to a condition that would prohibit any development that would normally be permitted by the terms of the General Permitted Development Order and its use as a dwellinghouse was not granted only by virtue of the Classes of Part 3, Schedule 2 of the General Permitted Development Order 2015 (changes of use).

2. 'The Development' would be permitted by Class E, Part 1, Schedule 2 of the General Permitted Development Order 2015, because:

i. 'The Development' would provide within the curtilage of the dwellinghouse a building required for a purpose incidental to the enjoyment of the dwellinghouse.

ii. The existing dwellinghouse is not a listed building and it is not located within either a Conservation Area; an Area of Outstanding Beauty; the Broads; a National Park; or a World Heritage Site.

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iii. 'The Development' would not result in buildings covering a total area of ground within the curtilage of the dwellinghouse that exceeds 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); not have any part that would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse; not have more than one storey; would have a dual pitch roof but would not exceed 4 m in height or be within 2m of the curtilage boundary; would not have an eaves height that exceeds 2.5 m in height; would not consist of or include the construction or provision of a verandah, balcony or raised platform; or relate to a dwelling or a microwave antenna.

FIRST SCHEDULE

Development within the curtilage of a dwellinghouse, that is shown and detailed on the drawing NH03_AL(0)01C that was submitted with the application as an amended plan on the 6th October 2017, consisting of the provision within the curtilage of the dwellinghouse of a building required for a purpose incidental to the enjoyment of the dwellinghouse that would not be within 2metres of the boundary of the curtilage; have an eaves height in excess of 2.5metres; or a full pitched roof height that exceeds 4metres.

SECOND SCHEDULE

Land, consisting of a detached dwellinghouse and its curtilage at Manderley, The Common, Dilhorne, Staffordshire ST10 2PA that is outlined in red on the attached plan numbered M 1.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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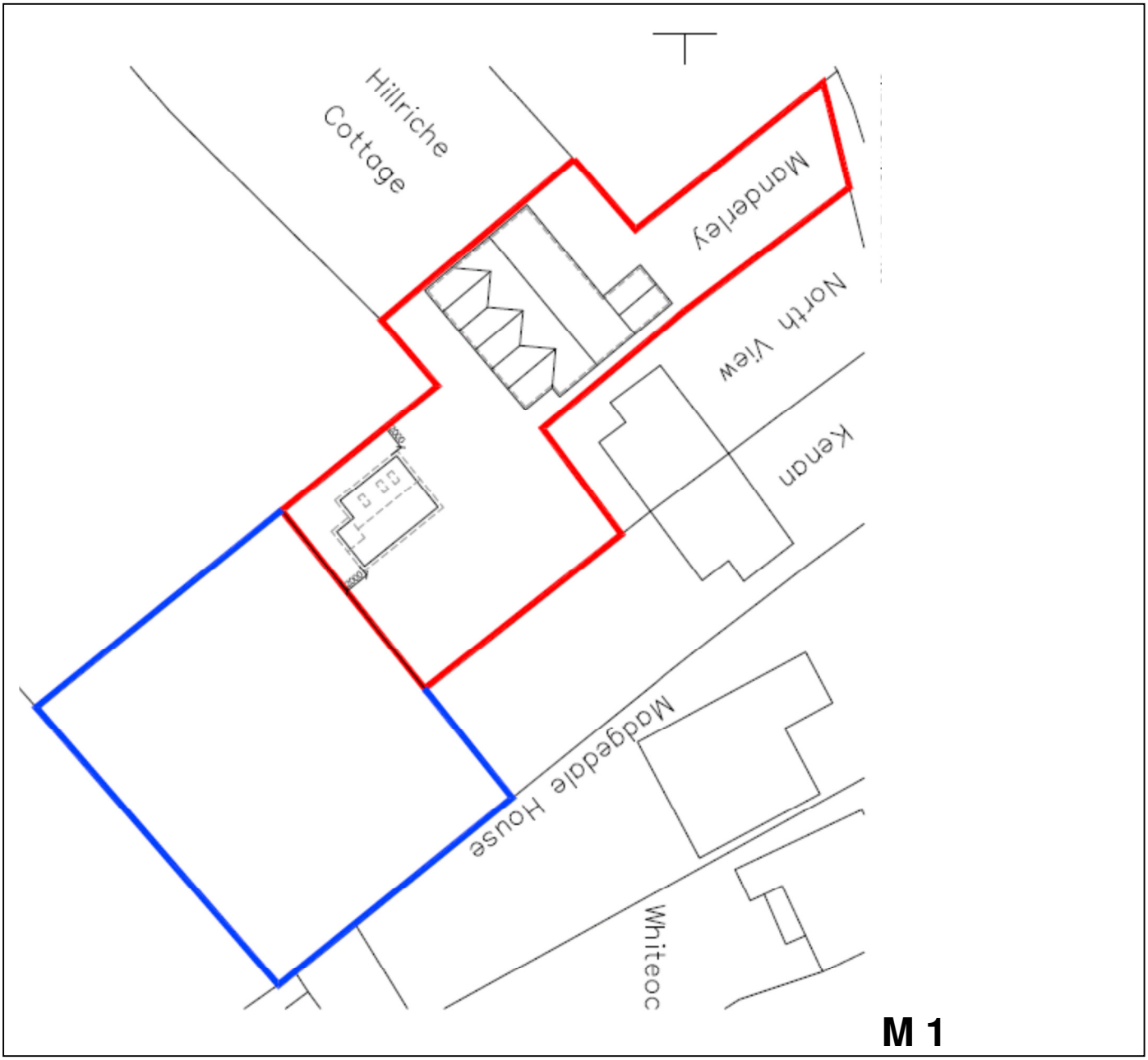

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NOTES

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