STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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

Mr Arrowsmith
Pear Tree Farm Freehay Road
Cheadle
ST10 1TR

Application no: SMD/2017/0681

Determined on: 06/12/2017

Town and Country Planning Act 1990 Section 191
(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 EXISTING USE OR DEVELOPMENT

The Staffordshire Moorlands District Council hereby approves to certify that on 10/10/2017; the operation specified in the First Schedule ('the Development') that has taken place at the property specified in the Second Schedule ('the Property'), was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The available evidence demonstrates beyond all balance of probabilities that 'the Development' had been substantially complete for more than four years prior to the date of this application and that, as such, it is immune from enforcement action and lawful within the meaning of s191(2) of the Town and Country Planning Act 1990.

FIRST SCHEDULE

The construction of two enlargements to the rear of 'the Property', consisting of a single storey and cantilevered first floor extension, that are shown and identified with red hatching on the attached ground floor and first floor plans.

SECOND SCHEDULE

The dwellinghouse known as Peartree Farm,
Freehay Road, Mobberley, Cheadle, Staffordshire, ST10 1TR, the location of which is shown with a red edge on the attached 'site location plan' numbered PT 1.

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X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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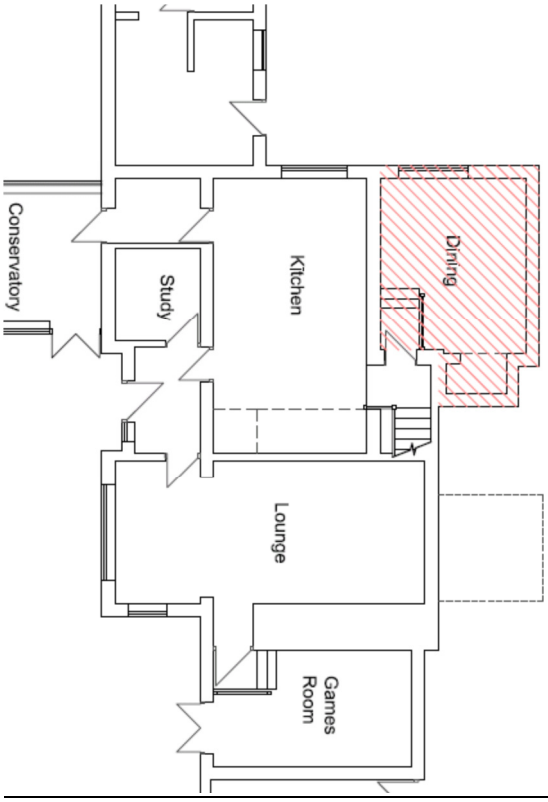
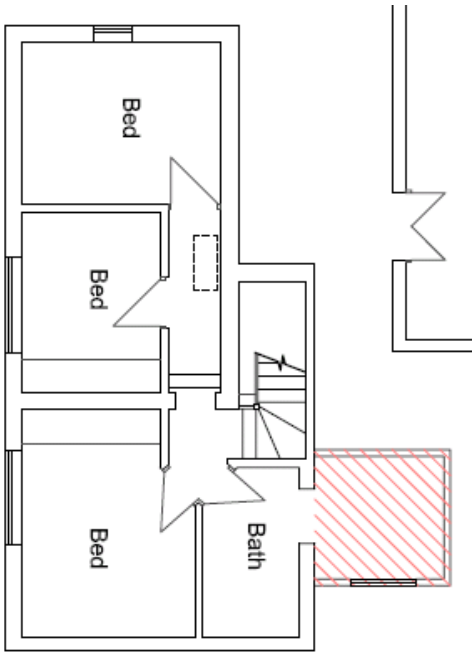
Chief Executive



Ground Floor Plan



First Floor Plan

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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 191 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