STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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

Mr & Mrs Challinor
Pine Lodge Cheadle Road
Stoke on Trent
Staffordshire
ST10 4BH

Application no: SMD/2017/0711

Determined on: 20/12/2017

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 24/10/2017; the proposed operation specified in the First Schedule ('the Development') taking place at the property specified in the Second Schedule ('the Dwellinghouse'), would have been lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. 'The Dwellinghouse' was built after planning permission ref. 8038 was granted on the 6th January 1970, that permission 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. As a result of 'the Development', the total area of ground covered by buildings within the curtilage of 'the Dwellinghouse' would not exceed 50% of the total area of the curtilage (excluding the ground area of 'the Dwellinghouse'). 'The Development' would not be of a height that exceeds the height of the highest part of the roof of 'the Dwellinghouse'; have an eaves height that would exceed the height of the eaves of 'the Dwellinghouse' or 3 metres; extend beyond a wall which forms the principal or side elevation of 'the Dwellinghouse'; extend beyond the rear wall of 'the Dwellinghouse' by more than 3 metres; exceed 4 metres in height; consist of or include the construction or provision of a verandah, balcony or raised platform; or consist of or include the installation, alteration or replacement of a microwave antenna, a chimney, flue or soil and vent pipe. As such 'the Development' would be permitted by Class A, Part 1, Schedule 2 of the General Permitted Development Order 2015.

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

3. While 'the Dwellinghouse' is within a Conservation Area, 'the Development' would not consist of or include: the cladding of any part of the exterior of 'the Dwellinghouse' with stone, artificial stone, pebble dash, render, timber, plastic or tiles; an enlarged part of 'the Dwellinghouse' that extends beyond a wall forming a side elevation of 'the Dwellinghouse'; and the enlarged part of 'the Dwellinghouse' would not have more than a single storey and extend beyond the rear wall of 'the Dwellinghouse'. As such, the location of 'the Dwellinghouse' within the Conservation Area, does not disqualify 'the Development' from being permitted by Class A, Part 1, Schedule 2 of the General Permitted Development Order 2015.

FIRST SCHEDULE

The enlargement of 'the Dwellinghouse', consisting of a single storey extension to the rear elevation that would be built from similar materials to those of 'the Dwellinghouse' as shown and detailed on the submitted drawing sheet numbered 00708 PL(0)02, a NOT TO SCALE copy of which is attached to this certificate.

SECOND SCHEDULE

The property consisting of a detached split level bungalow dwellinghouse known as Pine Lodge at Cheadle Road, Alton, ST10 4BH that is outlined in red on the attached plan numbered PL 1.

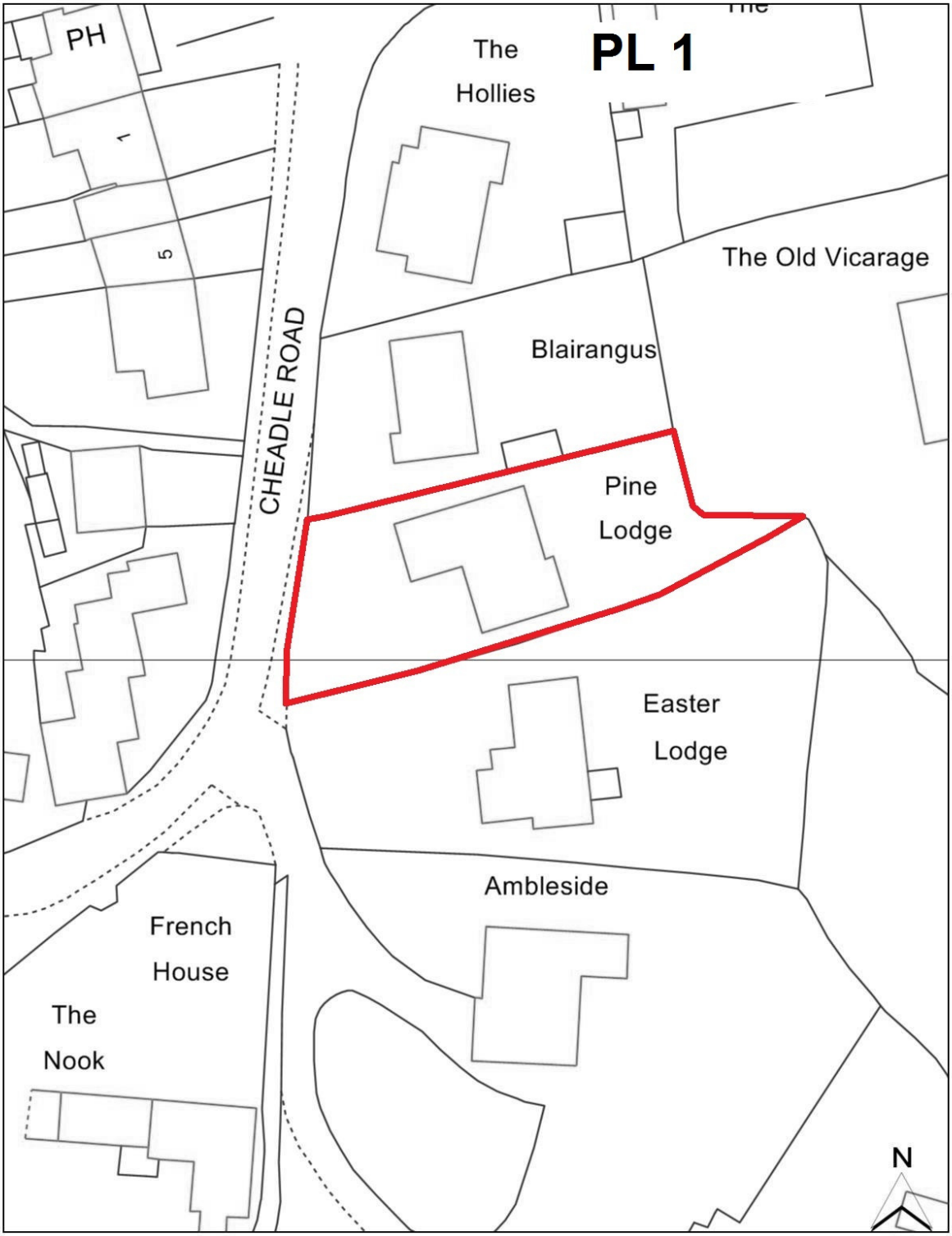
X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive



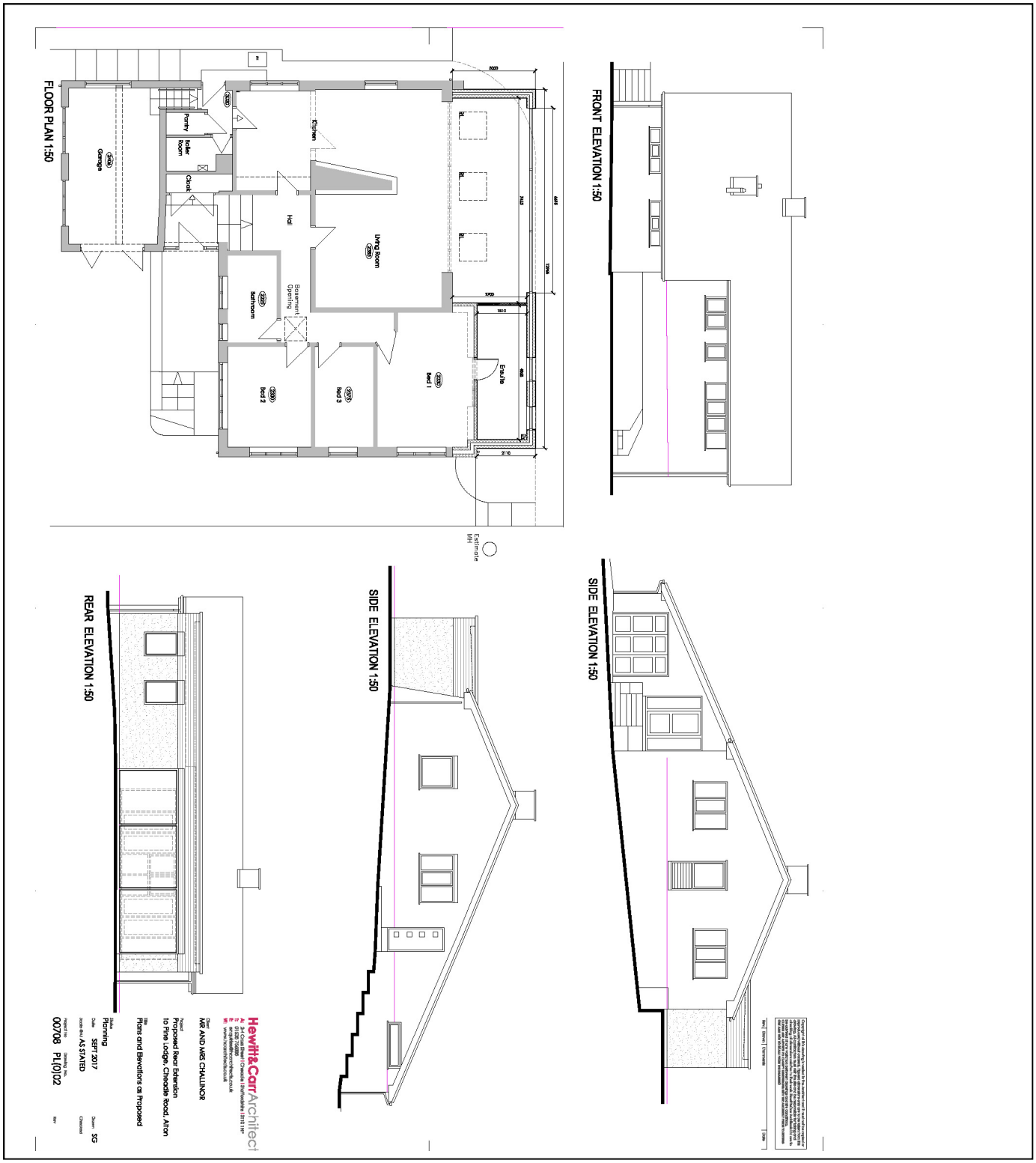
STAFFORDSHIRE moorlands DISTRICT COUNCIL ACHIEVING · EXCELLENCE

© Crown copyright and database rights 2012 Ordnance Survey 100018384.

MAP SCALE: 1:500

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive



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