P 4 Architecture
A Member of the Chartered Institute of Architectural Technologists
Architectural & Construction Project Management Services

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Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 5HQ

22nd January 2018

Dear Planning,

Re: Lawful Development Certificate in respect to Permitted Development Rights for the Alterations and Extension Works at Lyme House Cottage, Devils Lane, Longsdon, Leek, Staffordshire for Mr. J. Hilton

Following my meeting with your Head of Operations and Development Services I submit application in respect to Certificate of Lawfulness for works proposed at Lyme House Cottage. The proposal has been designed and examined in details to ensure that it falls within the Permitted Development Rights requirements and this essentially is to progress matters in terms of urgently needed accommodation.

The cottage is occupied by the applicants disabled son and is young family and as there is with the progressive disability an essential need for a ground floor bedroom with dressing area and accessible bathroom facilities. As can be seen from the submitted drawings this would be achieved by extending out to the 'rear' of the building (Established through discussions with Ben Haywood). The extended first floor portion will produce a separate bathroom and bedroom accommodation which avoids access through one bedroom to access another. This again was again checked against PD Rights and as can be seen is the maximum 3m. First floor extension with a minimum 7m clearance to the boundary.

Any delays in terms of building the extension could result in unnecessary hospitalisation with traumatic consequences to the family unit. Therefore specific consideration is required in terms of the commencement of building operation. Ideally we would wish to have all necessary agreements to move matters forward and would ask that priority is given to this application. If you require any further information please do not hesitate to contact me.

Kindest regards,

Philip Plant MCIAT
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