STAFFORDSHIRE
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DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Ms Smith
198 Park Lane
Knypersley
ST8 7PN

Mr & Mrs Ashmore-Howard
198 Park Lane
Knypersley
ST8 7PN

Application no: SMD/2018/0062

Determined on: 02/03/2018

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 29/01/2018; the proposed operations specified in the First Schedule ('the Developments') 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 before the 'appointed day' in 1948 and the enactment of the first Town and Country Planning Act. It was not therefore, built with the benefit of a planning permission that was granted subject to a condition prohibiting any development normally 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 Developments', 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 Developments' 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 elevation of 'the Dwellinghouse'; extend beyond a wall which forms a side elevation of 'the Dwellinghouse' with a width greater than half the width of 'the Dwellinghouse'; 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.

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3. Where 'the Developments' would extend beyond a wall that forms the rear wall of 'the Dwellinghouse' by in excess of 4 metres but not in excess of 8 metres; the conditions at A.4(2) of Class A, Part 1, Schedule 2 of the General Permitted Development Order 2015 have already been complied with and the Local Planning Authority have confirmed that prior approval was not required because the neighbours did not register any objections.

FIRST SCHEDULE

The demolition of an existing extension and the construction of replacement enlargements to 'the Dwellinghouse' as shown and detailed on drawing numbers 170802_PR_011'A' & 170802_PR_012 submitted to and received by the Local Planning Authority on the 29th January 2019 (NOT TO SCALE copies of which are attached). The enlargements consist of:

i. a single storey extension to the rear extending 8m beyond the rear wall of the original dwelling with a ridge height of 4m and an eaves height of 3m, that is to be carried out and completed on or before the 19th May 2019 where the Local Planning Authority is notified of the completion of the development as soon as reasonably practicable after completion;
ii. and a single storey extension to the side wall of the original dwelling with a width of 1.54m, a maximum height of 4m and an eaves height of 3m.

Both of these enlargements are to be built from materials that are of a similar appearance to those used in the construction of the exterior of 'the Dwellinghouse'.

SECOND SCHEDULE

The property consisting of a detached two storey dwellinghouse at 198 Park Lane, Knypersley, Staffordshire, ST8 7PN, shown edged red on the attached plan numbered PL 1.

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council

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PL 1

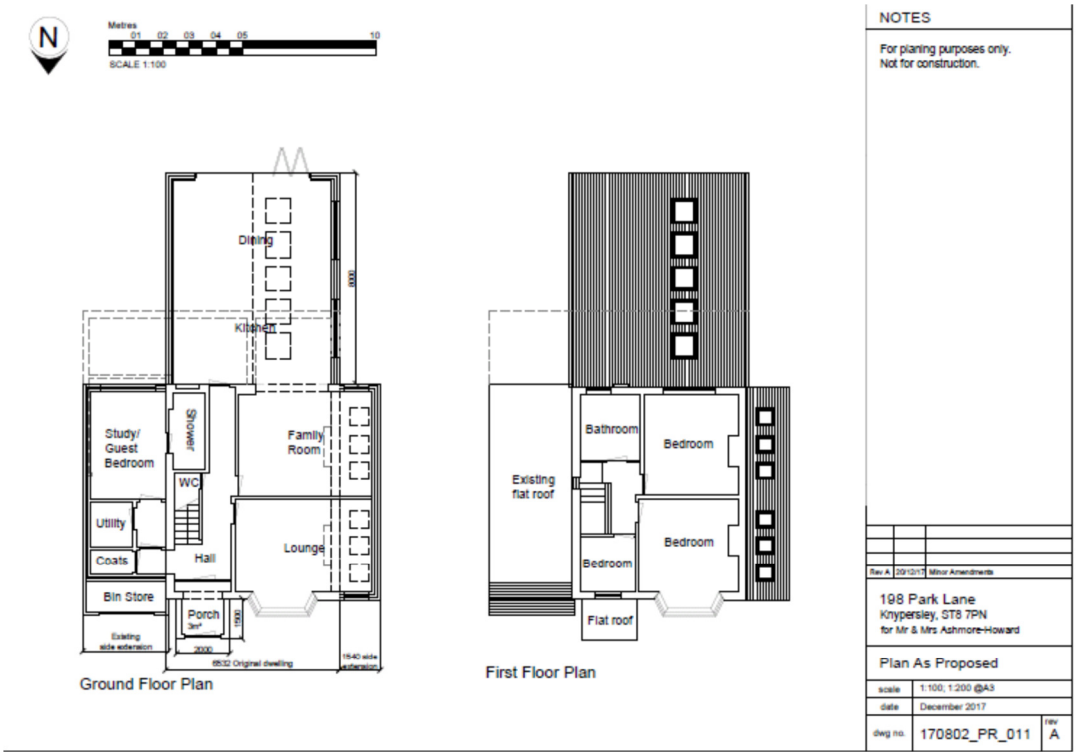
198 Park Lane, Knypersley

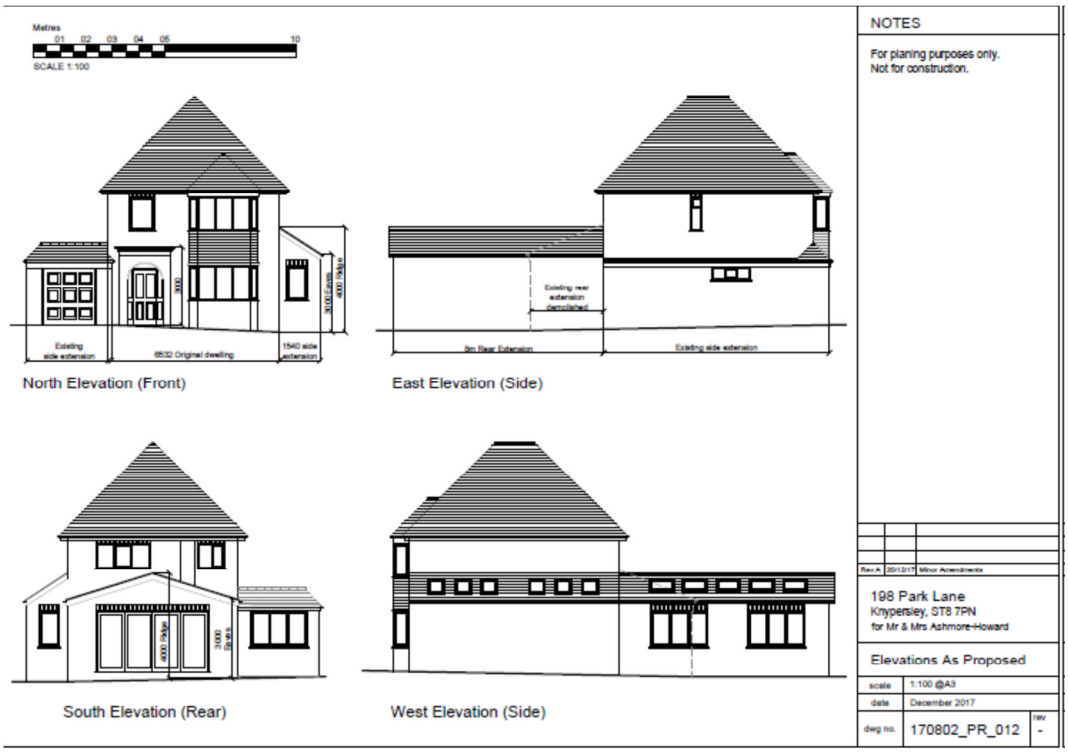


Plan Produced for:	Mr & Mrs Ashmore-Howard
Date Produced:	21 Aug 2017
Plan Reference Number:	TQRQM17233085211503
Scale:	1:1250 @ A4

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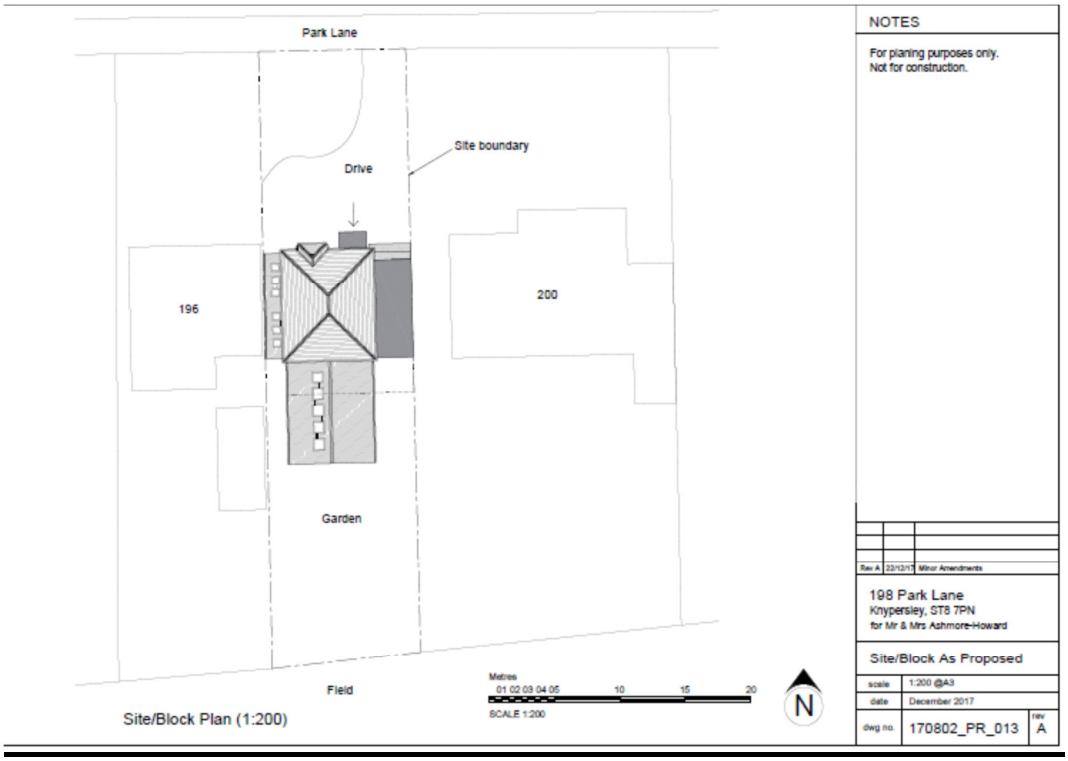
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NOTES

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