STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr & Mrs Sellers
Glenelg
Stanley Road
Staffordshire
ST9 9LJ

Application no: SMD/2018/0397

Determined on: 26/09/2018

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 19/06/2018; 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 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 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 elevation of 'the Dwellinghouse'; extendbeyond 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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FIRST SCHEDULE

The demolition of an existing extension and the construction of a replacement enlargement to 'the Dwellinghouse' as shown and detailed on drawing number Glenelg-02 'Rev B' that was submitted to and received by the Local Planning Authority on the 18th September 2018 (NOT TO SCALE copy of which is attached). The enlargement consists of a single storey extension to the side wall of the original dwelling with a maximum width of 2.84m, a maximum height of 3.83m and an eaves height of 3m. The enlargement is 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 Glenelg, Stanley Road, Stockton Brook, Staffordshire, ST9 9LJ, shown edged red on the attached plan numbered GN 1.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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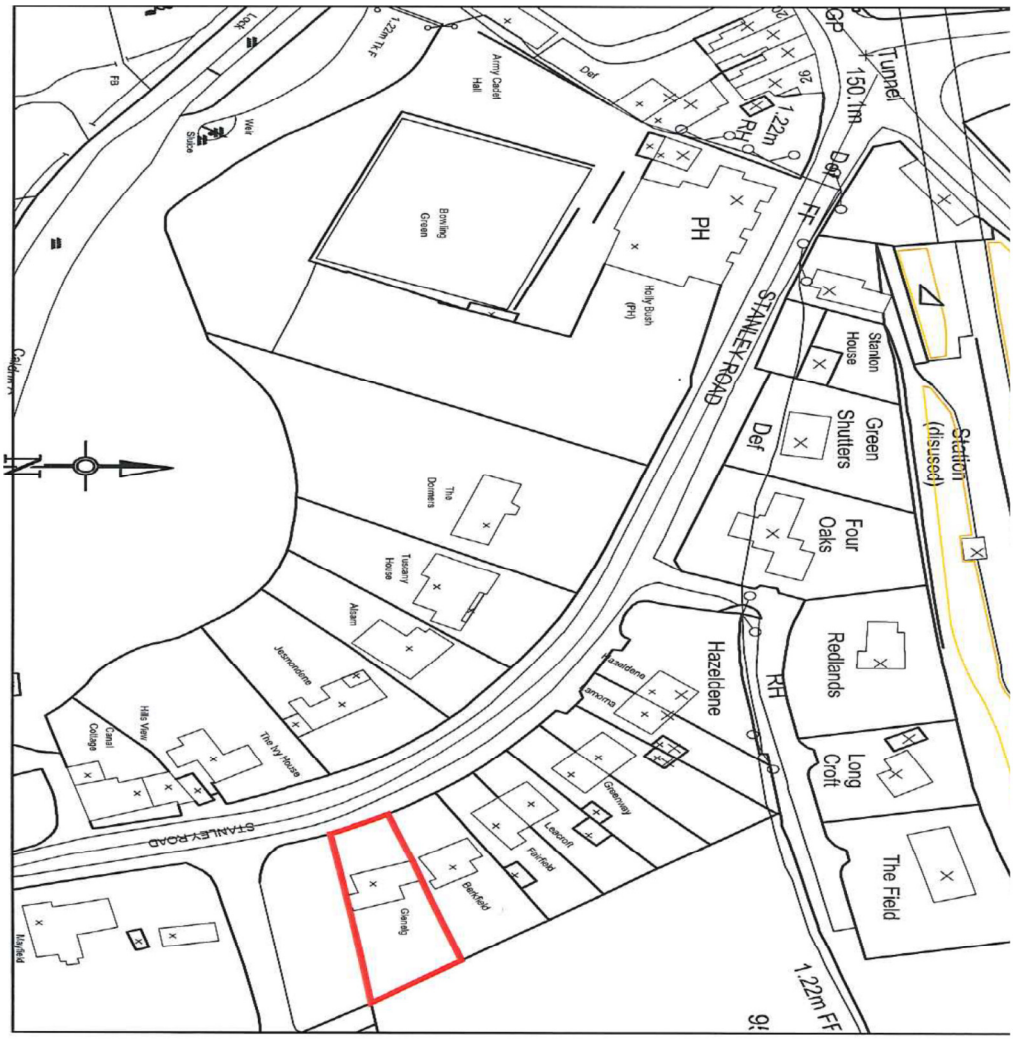
GN 1



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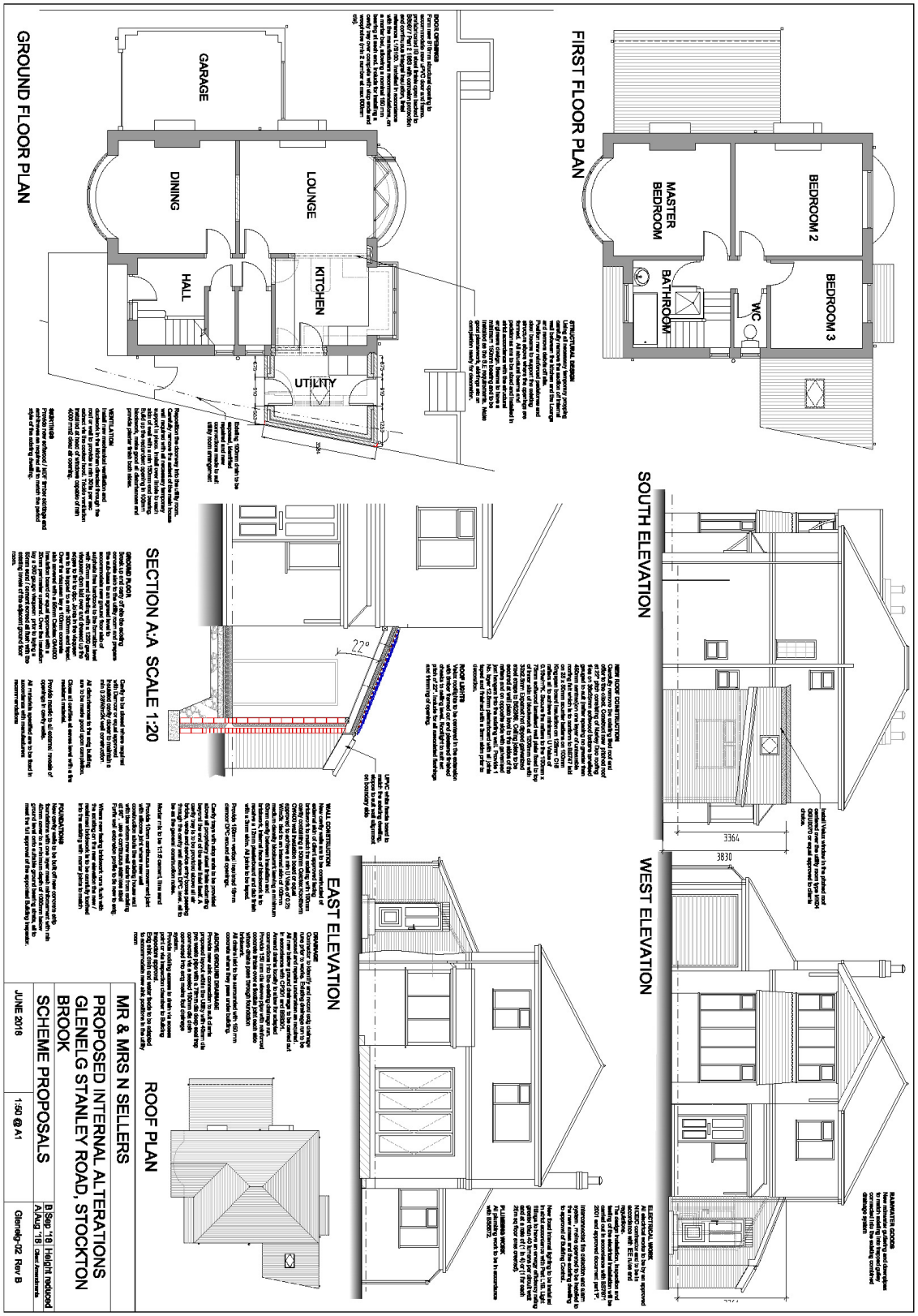

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NOTES

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