STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Michael Cartwright
32 Well Lane
Gillow Heath
Staffordshire
ST8 6QX

Mr. & Mrs. Garside
10 Blackbird Way
Biddulph
Staffordshire
ST8 7UH

Application no: SMD/2018/0680
Determined on: 24th December 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 24/10/2018; the operations and use specified in the First Schedule could have taken place at the dwellinghouse specified in the Second Schedule ("the Dwellinghouse"), lawfully within the meaning of Section 191 of the Town and Country Planning Act 1990 ("the Act"), for the following reason(s):

1. Much of the work involved in the operations would have affected only the interior of "the Dwellinghouse". Works that affect only the interior of the building shall not be taken for the purposes of "the Act" to involve development of the land by virtue of s.55(2)(a)(i).

2. The works that would have materially affected the external appearance of "the Dwellinghouse" are limited to alterations that are permitted by Class A, Part 1 of Schedule 2 of the General Permitted Development Order 2015.

3. The conversion and use of the integral garage space as habitable living accommodation would not result in a material change to the primary use of the planning unit as a single dwellinghouse (Class C3 of the Use Classes Order 1987).

FIRST SCHEDULE

The alterations to "the Dwellinghouse" and the use of the integral garage's interior space as shown and detailed on the submitted drawing numbered MJC-GAR-18 'SHEET 01', a NOT TO SCALE copy of which is attached to this certificate, involving:

i. the conversion of the interior space;
ii. the replacement of a garage door with newly constructed brick work and an installed window that match those used in the construction of "the Dwellinghouse"; and
iii. the use of the interior space as a dining room.

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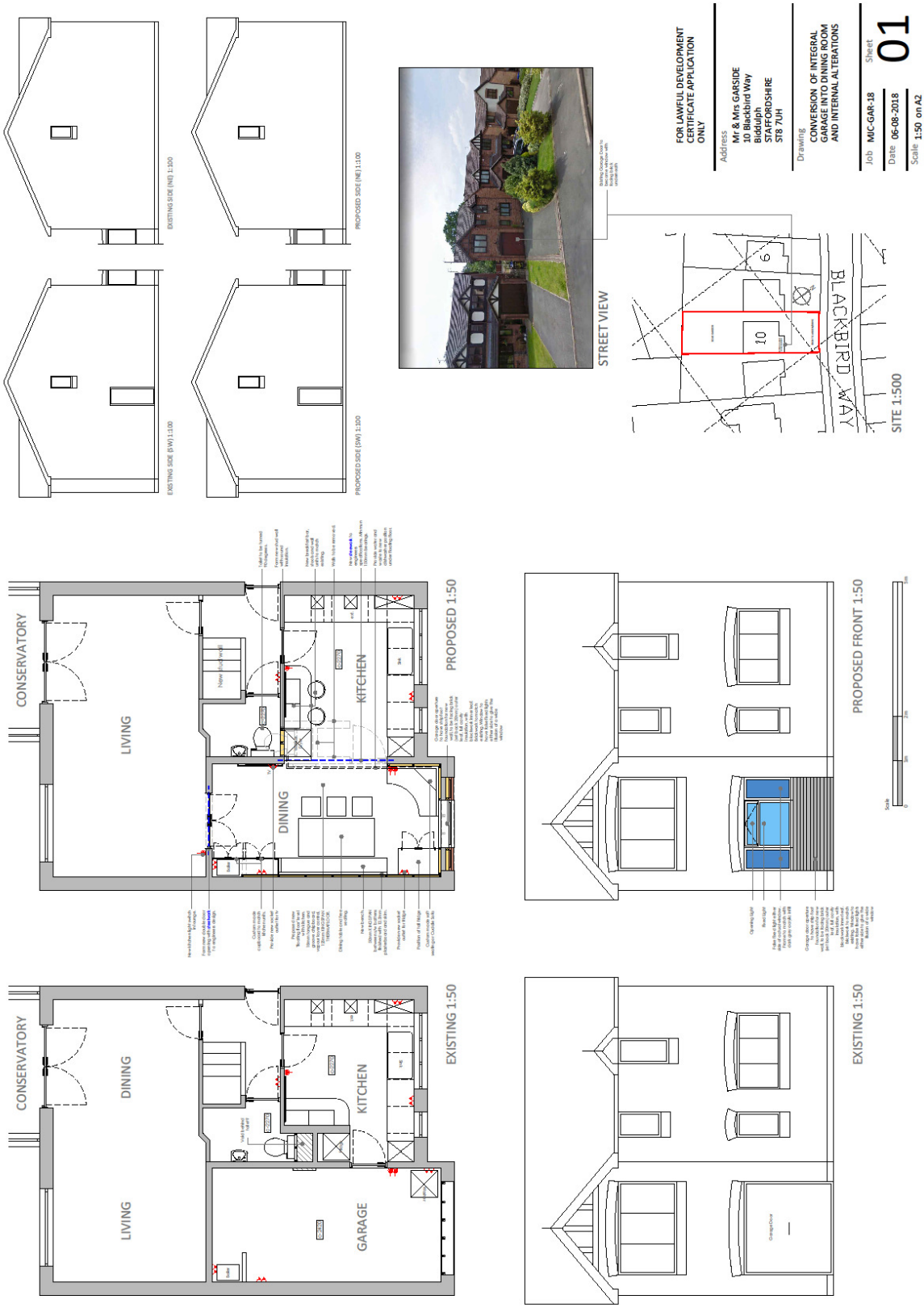
SECOND SCHEDULE

The dwellinghouse at 10 Blackbird Way, Biddulph, Staffordshire, ST8 7UH that has been edged red on the included location plan that appears on the drawing numbered MJC-GAR-18 'SHEET 01'.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council


FOR LAWFUL DEVELOPMENT CERTIFICATE APPLICATION ONLY
Address
Mr & Mrs GARSIDE
10 Blackbird Way
Bidduph
STAFFORDSHIRE
ST8 7UH
Drawing
CONVERSION OF INTEGRAL GARAGE INTO DINING ROOM AND INTERNAL ALTERATIONS
Job MIC-GAR-18
Date 06-08-2018
Scale 1:50 on A2
Sheet 01
STREET VIEW
SITE 1:500
BLACKBIRD WAY
10
9
EXISTING SIDE (NE) 1:100
PROPOSED SIDE (NE) 1:100
EXISTING SIDE (SW) 1:100
PROPOSED SIDE (SW) 1:100
PROPOSED 1:50
CONSERVATORY
LIVING
DINING
KITCHEN
PROPOSED FRONT 1:50
EXISTING 1:50
CONSERVATORY
DINING
KITCHEN
LIVING
GARAGE
EXISTING 1:50

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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