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Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ



30 April 2010

Dear Sirs

2ND ATTEMPT APPLICATION PERTAINING TO 09/00730/CL PRO

CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT, DOMESTIC REAR EXTENSION, HIGHFIELD HOUSE, BAGNALL ROAD, BAGNALL, IN ACCORDANCE WITH "PART 1 DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE CLASS A"

Please find enclosed four copies of completed application forms, site location plan and complete proposed elevations in respect of the proposed rear extension.

a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would **not** exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

b) the height of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the highest part of the roof of the existing dwellinghouse;

c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the eaves of the existing dwellinghouse;

d) the enlarged part of the dwellinghouse would **not** extend beyond a wall which:

   (i) fronts a highway, and

   (ii) forms either the principal elevation or a side elevation of the original dwellinghouse.

e) the enlarged part of the dwellinghouse would have a single storey and:

   (i) **would not** extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, and

   (ii) **would not** exceed 4 metres in height;

f) the enlarged part of the dwellinghouse would **not** have more than one storey and:

   (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

   (ii) **is not** within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

g) the enlarged part of the dwellinghouse **is not** within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would **not** exceed 3 metres; and

h) the enlarged part of the dwellinghouse would **not** extend beyond a wall forming a side elevation of the original dwellinghouse.

A.2 The dwellinghouse **is not** on article 1(5) land, development is not permitted if:

Conditions

A.3 Development is permitted by Class A subject to the following conditions:

a) the materials used in any exterior work (other than materials used in the construction of a conservatory) **will** be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be : (**Not Applicable)**

   (i) obscure-glazed, and

   (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse. **(Not Applicable)**

Should you have any queries relating to the application please do not hesitate to contact me. Otherwise I look forward to receiving the approved certificate at your earliest convenience.

Yours faithfully

C. Hammond

C Hammond