STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Bob Ridgway
ARC Design
14 Priory Avenue
Northwich
CW9 8UA

Mr Weatherson
29A Park Lane
Knypersley
ST8 7AT

Application no: SMD/2019/0177

Determined on: 1st October 2019

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 19/03/2019; the alterations, enlargement 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. Some of the alterations would have only affected 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" by enlarging it with an addition to its roof, is development permitted by Class B, Part 1 of Schedule 2 of the General Permitted Development Order 2015. The conditions of that permission would have been complied with because the materials used to roof and face the exterior of the enlargement would have been of a similar appearance to those tiles used in the construction of the existing roof.

3. The use of the existing integral roof space as additional and ancillary habitable living accommodation by the single occupant family household 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 and enlargement of "the Dwellinghouse" as shown and detailed on the drawing numbered 2019-009 002 Rev B that was submitted on the 1st October 2019, consisting of an addition to the roof slope that does not form part of its principal elevation; conversion alterations to turn roof space into two bedrooms and a bathroom; and the use of

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the roof space for those purposes.

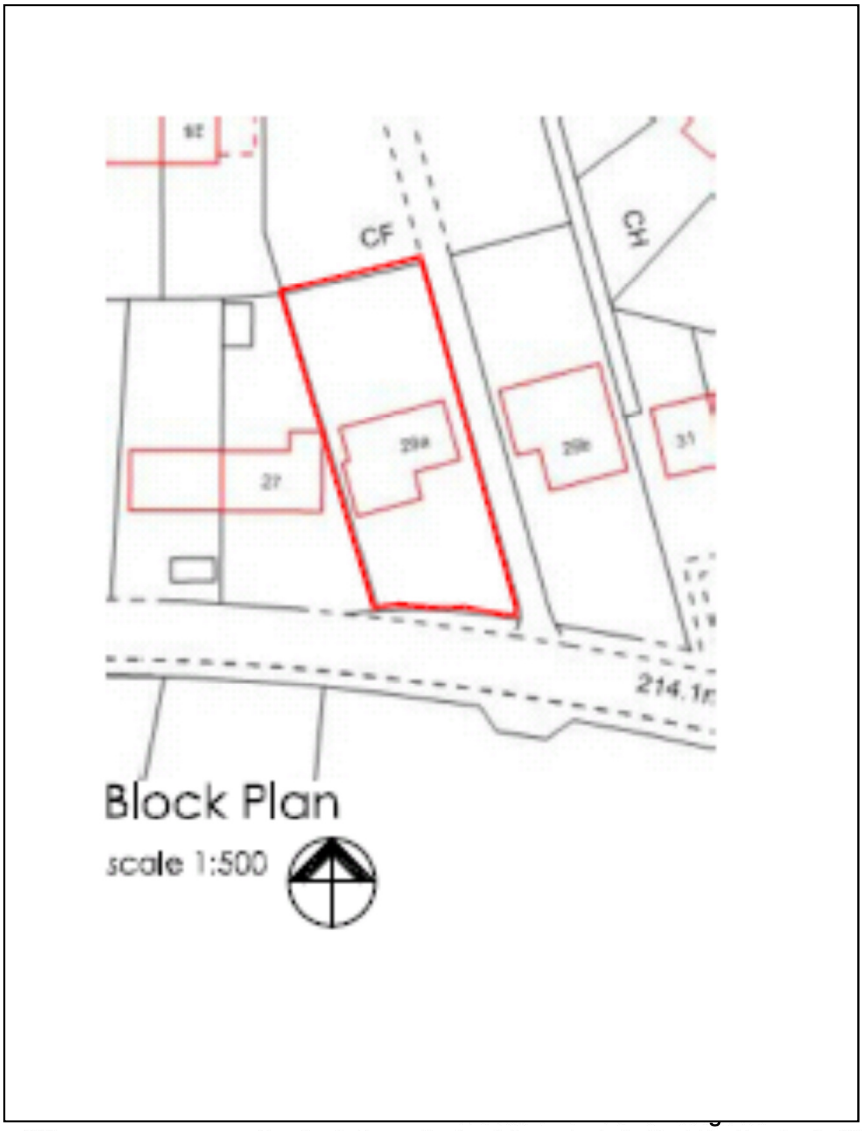
SECOND SCHEDULE

The dwellinghouse at 29A Park Lane, Knypersley, Staffordshire, ST8 7AT that has been edged red on the attached BLOCK PLAN.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council



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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