STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Tel: 0845 605 3013 • Fax: 01538 483586 • Web: www.staffsmoorlands.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application No: 09/00939/FUL

To:
Mrs Mary Southall
c/o Hulme Upright Manning
Highpoint
Festival Park
Hanley
Stoke On Trent
Staffordshire
ST1 5SH

Location of Development:
South View Cheadle Road Oakamoor Staffordshire Moorlands ST10 3AN

Description of Development:
Single storey front and single storey rear extension with decking, including parking area below.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above in accordance with plans ref: 01; 02; subject to the following condition(s):

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:-
To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

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2.Details of the colour / stain for the external wall boarding and eaves board of the front extension shall be submitted to and approved in writing by the Local Planning Authority before the the proposed extension is brought into use. The work shall be undertaken in accordance with the agreed details.

Reason:-

In the interests of the visual amenity of the area in accordance with (saved) Policies N9 and B13 of Staffordshire Moorlands Local Plan.

Informative

1. The policies taken into account are (saved) Policies N8, N9, B13 and H13 of Staffordshire Moorlands Local Plan. The site lies in countryside designated as Special Landscape Area in the adopted Local Plan. The proposal includes details which have recently approved (under reference 09/00523/FUL) for an extension to the front of the bungalow between two gable sections of this detached bungalow. Work has commenced on this front addition. The dwelling stands above road level and is both close and visually evident from the highway. This front extension is in compliance with the Council's policy for residential extensions in the countryside in respect both of being modest in comparison with the size of the original bungalow and will not result in the identity of the bungalow being lost since it will retain its simple rectangular form and low proportions on the main section of the dwelling. The timber cladding will contrast with the rendered walls but will be complementary to the external appearance of the building. The inclusion of a flat roof of the principal elevation raises design considerations. The proposal is larger than the glazed porch it has replaced but will not detract from the overall form of the building or its setting within countryside designated as Special Landscape Area. The property occupies an elevated position in relation to the two properties opposite but the distances between dwelling is acceptable and meets Council standards even when taking account of levels. The rear extension is a modest addition. The proposed raised decking has been modified in both its shape and area in comparison with the previous application. The construction will remove a number of outbuildings to the rear of the bungalow. The elevated terrace area will give vantage over the adjoining garden area and views towards the side elevation of the neighbouring dwellinghouse but the privacy and overlooking considerations are not considered to warrant a refusal on residential amenity grounds either in terms of the impact on the private garden area or the interface distance to the neighbour's conservatory.

Signed on behalf of Staffordshire Moorlands District Council:

2 6 NOV 2009

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09/00939/FUL

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

3. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.