STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Rob Duncan
Rob Duncan Planning
70 Ferndale Road
Lichfield
Staffordshire
WS13 7DL

Mr Womersley
Coppice Side Manor
Coppice Lane
Winnothdale
Staffordshire
ST10 1RG

Application no: SMD/2019/0654

Determined on: 13/01/2020

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

REFUSAL TO ISSUE CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

Staffordshire Moorlands District Council hereby REFUSES to certify that on 25/10/2019; the operation specified in the First Schedule ("the Development") to have taken place on the land specified in the Second Schedule ("the Land") would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended). The Development therefore, would have been UNLAWFUL for the following reason(s):

Submissions made with the application have failed to demonstrate that the building would be:

- *provided within the curtilage of the dwellinghouse;*
- *of a size and for uses that are reasonably 'required' for purposes incidental to the enjoyment of the dwellinghouse; and*
- *used for purposes incidental to the enjoyment of the dwellinghouse.*

FIRST SCHEDULE

Provision of a detached outbuilding as shown and detailed on the drawing numbered AL(0)02 Rev B that was submitted with the application.

SECOND SCHEDULE

Land at Coppice Side Manor, Coppice Lane, Winnothdale, Staffordshire, ST10 1RG

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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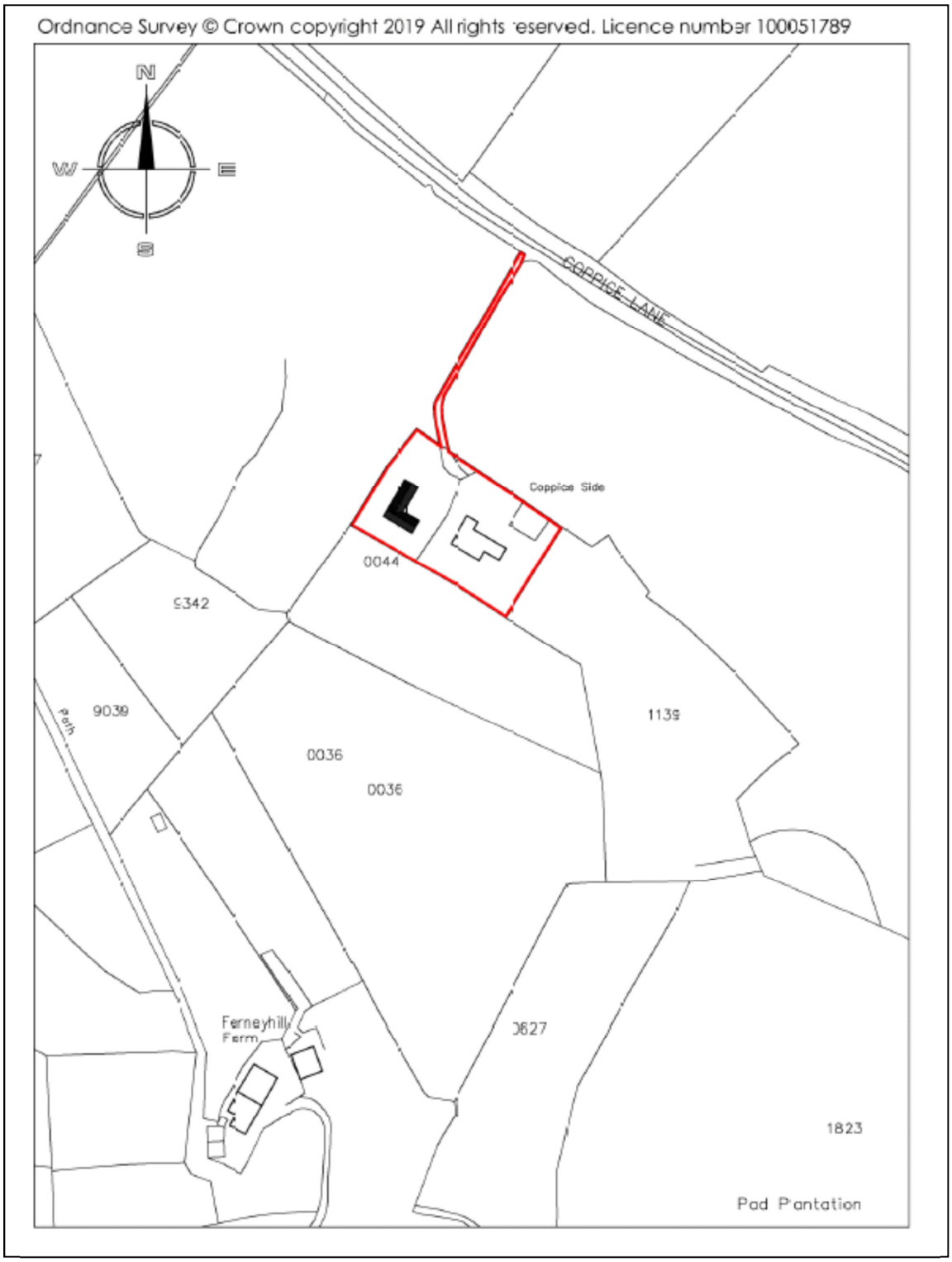

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NOTES

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