STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
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Application no: SMD/2019/0427

Determined on: 09/04/2020

**Town and Country Planning Act 1990**
**Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended)**

# 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.

**Location of Development:**
1 High Street Cheadle Staffordshire ST10 1AA

**Description of Development:**
Alteration and extension to single dwelling to convert to 2 dwelling units

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 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.

2. The development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown on:
1809-05-08 two dwellings layout plan – unit A and unit B
Location drawing and block plan submitted on sheet 1809-05-05
1809-05-06 - elevations
**Reason**: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

3. The external facing and roofing materials of the extension hereby approved shall match in colour, form and texture the brick and tiles of the existing building using brick for the walls and genuine Staffordshire style blue clay tiles for the roofs and samples shall first be submitted to the Local Planning Authority for its approval in writing prior to external wall construction proceeding above damp proof course level and there shall be no variation from the materials approved without the prior consent in writing of the Local Planning Authority.
**Reason**: To ensure that the works harmonise with the existing development and are appropriate to the appearance and heritage of the Conservation Area.

4. All pointing shall be of a strength and style appropriate to the type of walling materials used (see SMDC leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing.
**Reason**: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the appearance and heritage of the Conservation Area.

5. Prior to the repair and renovation of all existing windows and doors a detailed schedule of the windows, doors, door surrounds, cills, lintels and associated fixtures shall be submitted to the Local Planning Authority with details of the proposed repairs and conservation treatments for approval in writing and the works shall be undertaken as approved in writing by the LPA prior to the first coming into occupation of the development hereby approved and shall be so retained for the life of the development.
**Reason**: To protect and enhance the appearance of the building in the interests of the appearance of the completed development and the Conservation Area.

6. Prior to the installation of any new or replacement windows and doors detailed joinery plans and sections of the proposed frame structure, glazing and doors to suitable scales in the range eg. 1:5, 1:10 and 1:20 as appropriate together with details of proposed finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
**Reason**: To protect and enhance the appearance of the building in the interests of the appearance of the completed development and the Conservation Area.

7. All eaves and verges shall be formed from pointed brick work up to the intersection with the roof slopes to match the existing structure without recourse to box work or barge boards and shall be so maintained for the life of the development.
**Reason**: To protect and enhance the appearance of the building and the Conservation area.

8. The roof light as shown in submitted drawing 1809-05-06 shall be of Heritage Conservation design standard and shall be designed to fit flush with the plane of the roof slope and the frame shall have a black finish. The glazed area shall be subdivided vertically.
**Reason**: To protect and enhance the visual integrity and vernacular appearance of the building as a character building of the Cheadle Conservation Area.

9. No external cowls, vents, ducts flues or extractor equipment whatsoever shall be installed at the premises hereby permitted without the prior written consent of the Local Planning Authority.
**Reason**: To protect the amenities of occupiers of adjoining properties, the integrity and appearance of the building and the visual amenities and heritage of the Conservation Area.

10. Prior to the erection or installation of any new walls and gates within or to the boundaries of the development outwith the dwellings hereby approved the design details including materials proposed and structural form and dimensions shall be submitted to the Local Planning Authority for its written approval and shall be constructed and thereafter maintained for the life of the development in the form as approved in writing by the LPA.
**Reason**: To ensure that the works harmonise with the existing development and are appropriate to the appearance and heritage of the Conservation Area.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Classes A; B; C; D; E; F and G and Part 2 Classes A and B other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority.
**Reason**: To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area and the heritage significance of the Conservation Area.

**Informatives**

1. You are reminded of your responsibilities under the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 in respect of any protected species that may inhabit the site including bats and birds. It has been judged unlikely that protected species would be at risk as a result of this development and hence further supporting survey information has not been required prior to the determination. In the event that bats or bat droppings are encountered prior to or during the development all operations should be immediately ceased and advice obtained from an ecologically qualified bat specialist. Work should then continue only in accordance with the advice obtained. There may be a requirement for a Protected Species Licence to be obtained before the proposed development can continue. Failure to carry out the requirements in accordance with the legislation risks offences being committed which could result in legal action including prosecution.

2. All wild birds including their nests and eggs are protected by law. It is an offence, with certain exceptions, to kill, injure or take wild birds or to take, damage, or destroy their nests or take or destroy their eggs. Site clearance, building alterations and/or demolition cannot therefore take place where there are birds nesting. Typically this will be in the period mid February to mid August. As this development involves vegetation clearance and/or demolition and/or other activities which would be damaging to any nesting birds present the work should avoid the bird nesting season so far as possible. If such work is to take place in the nesting season an ecologist experienced in bird nesting habits should first be engaged to advise on and ensure that the intended work can legally take place.

3. The proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene. Amendments were agreed with the agent in the course of the determination in accordance with the approach to decision making as advocated in the National Planning Policy Framework at paragraph 38.

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**Simon W. Baker** B.Ed MBA MIMSPA
*Chief Executive*

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**

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Chief Executive

# NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section at BControl@staffsmoorlands.gov.uk

2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.

3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

6. 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.

7. 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.

8. If this is a decision to refuse planning permission for a minor commercial 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.

9. If this is a decision to refuse express consent for the display of an advertisement, if you want

to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

10. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice 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

11. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.

12. 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.