STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr James Glover
75 Beggars Lane
Leek
Staffordshire
ST13 8HP

Mr Mellor
Highfield House
School Lane
Longsdon
ST9 9QS

Application no: SMD/2020/0109

Determined on: 03/08/2020

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 02/03/2020; the operation specified in the First Schedule taking place on the land specified in the Second Schedule and edged red on the plan attached to this certificate, is unlawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The proposed detached garage building (shown on drawing reference number 5764-PD-01 Rev A) is not Permitted Development in accordance with Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015. The proposed building site does not benefit from the aforementioned Class E domestic permitted development rights as it is outside the curtilage of the dwellinghouse and the building is not considered to be incidental to the dwellinghouse.

FIRST SCHEDULE

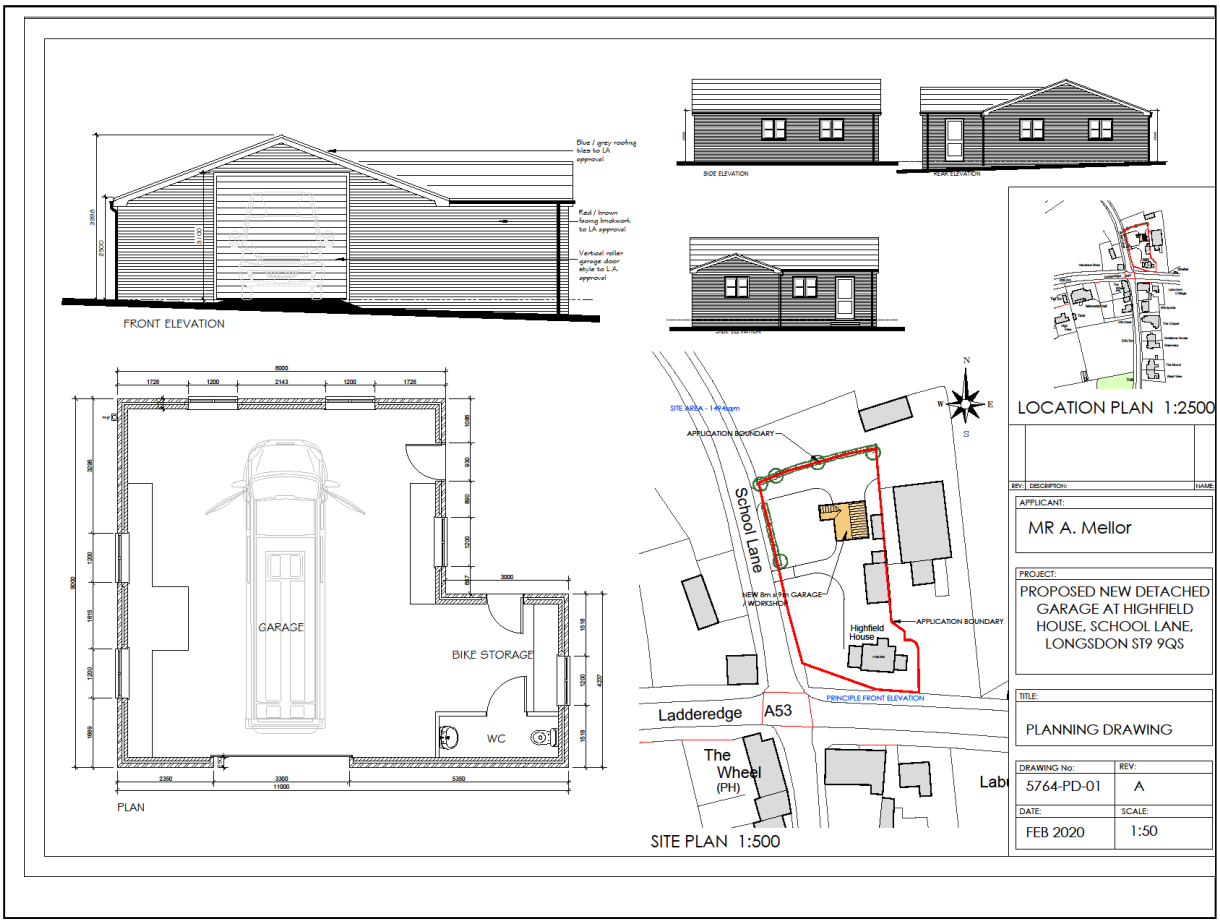
Certificate of Lawfulness for a proposed detached garage

SECOND SCHEDULE

Highfield House, School Lane, Longsdon Staffordshire ST9 9QS

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council


FRONT ELEVATION
SIDE ELEVATION
REAR ELEVATION
PLAN
GARAGE
BIKE STORAGE
WC
SITE PLAN 1:500
APPLICATION BOUNDARY
School Lane
Highfield House
Ladderedge
A53
The Wheel (PH)
PRINCIPLE FRONT ELEVATION
LOCATION PLAN 1:2500
APPLICANT:
MR A. Mellor
PROJECT:
PROPOSED NEW DETACHED GARAGE AT HIGHFIELD HOUSE, SCHOOL LANE, LONGSDON ST9 9QS
TITLE:
PLANNING DRAWING
DRAWING No: 5764-PD-01
REV: A
DATE: FEB 2020
SCALE: 1:50

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