STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Geoff Allen
Geoff Allen Associates
198 Swanlow Lane
Winsford
CW7 1JJ

Mrs Gilford
151 Tunstall Road
Knypersley
ST8 7AE

Application no: SMD/2020/0135

Determined on: 06.05.2020

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:
151, Tunstall Road, Knypersley, Staffordshire, ST8 7AE

Description of Development:
Side and rear extensions to dwelling

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 Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. The development permitted and described above shall only be carried out in complete accordance with the drawn and written details shown on drawings numbered MJC-GIL-19 'C' SHEET 1, MJC-GIL-19 'C' SHEET 2, MJC-GIL-19 'C' SHEET 3, and MJC-GIL-19 'C' SHEET 4 that were all submitted with the application.

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

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3. The development shall only be constrcuted and finished using external facing red brick and render (or as an alternative existing and new areas of render can be finished as Weber Silver Pearl) and plain clay roofing tiles that match in colour, form and texture those of the existing building and there shall be no variation without the prior consent in writing of the Local Planning Authority. Notwithstanding an unspecified reference on SHEET 01 to 'Fortex Weatherboared in Slate Grey' horizontal cladding, no such cladding or any like it shall be used anywhere on proposed or existing elevations, existing areas of plain clay tile cladding that are original to the dwelling shall be retained and maintained throughout the live of the development.

Reason:- To ensure that the works harmonise with the existing development and for the avoidance of doubt.

4. The development shall only be carried out incorporating and retaining the existing chimney stacks that shall be retained and maintained in perpetuity as shown on the drawings MJC-GIL-19 'C' SHEET 1 and MJC-GIL-19 'C' SHEET 2 . If at any time before, during or after the development is carried out, any of the chimney stacks become damaged, removed, or altered, either by accident, intent, or resulting from deteriorating condition, all of the chimney stacks shall be rebuilt or repaired as faithful reproductions of the existing chimney stacks to accord with the drawn and written detail shown on those drawings.

Reason:- To ensure that the external appearance of the development is satisfactory and to retain and protect details of heritage and architectural merit.

5. The new first floor window to be fitted in the side elevation of the side extension shall only be installed with obscured glazing that shall be retained and maintained throughout the life of the development. The obscured glazing shall be installed before the development is brought into use.

Reason:- To protect amenity and to prevent overlooking.

Informative

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. As advocated within the National Planning Policy Framework at paragraph 38 negotiation with the applicant and agent allowed certain amendments to the details and plans to be made prior to the submission of the application.

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X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council

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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.