STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Sammons Architectural
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mr & Mrs Webster

Application no: SMD/2019/0342

Determined on: 10th July 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:
The Stone House Malthouse Road Alton Staffordshire ST10 4AG

Description of Development:
Erection of dwelling and alterations to existing access resubmission of SMD/2018/0413

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. No development above foundation level shall take place until samples of types and colours of all roof tiles, facing materials and hard surfaces have been 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 ensure that the external appearance of the development is satisfactory.

3. Prior to any work above foundation level joinery details shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: the recess depth of frame within the aperture; moulded timber sections; finish; opening mechanism; and glazing bar subdivision. All joinary shall be painted timber. The development hereby approved shall be carried out in accordance with the approved details and retained as such.
Reason:- To maintain the character and integrity of the Listed Building and Conservation Area.

4. Prior to any work above foundation level details of all rainwater goods, external drainage goods and soil pipes and means of ventilation on the visible elevations shall to be submitted to and approved in writing by the Local Planning Authority. Details shall include: the materials to be used; colour of paint; means of ventilation; and any associated cowling. The development shall be completed in accordance with the approved details.
Reason:- To maintain the character and integrity of the Listed Building/Conservation Area.

5. All pointing shall be of a strength and style appropriate to the type of walling material used (see Council leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing. A sample panel, at least one square metre, shall be completed on site and shall be inspected and approved in writing by the Local Planning Authority before any development above foundation level and shall remain on site during the period of reconstruction. The development shall be carried out in accordance with the approved sample.
Reason:- To maintain the character and integrity of the Listed Building/Conservation Area.

6. Prior to any work above foundation level a plan showing eaves and verge details shall be submitted to and approved by the local planning authority. The development shall be completed in accordance with the approved details.
Reason:- To ensure the development is acceptable in the Conservation Area.

7. Prior to any work above foundation level details of the chimney shall be submitted to and approved in writing by the local planning authority. The development hereby approved shall be carried out in accordance with the approved details.
Reason:- Having regard to the location of the site adjacent to a Listed Building and within the Conservation Area.

8. Within three months of the date of commencement of the development hereby permitted a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include all soft and hard landscape details including planting schedule and hard surfacing materials. All planting shall be carried out in accordance with those details within the first planting season following first

occupation of the approved dwellinghouse.
Reason:- To ensure the appropriate landscape design and in the interests of the visual amenity of the area.

9. Prior to first occupation of the dwellinghouse hereby approved the residential curtilage boundary shall be defined by a dry stone wall, details of which are to be first submitted to and approved in writing by the local planning authority. The boundary wall shall be erected in accordance with the approved details and retained in perpetuity.
Reason:- In the interests of protecting the setting of a Grade II Listed building.

10. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
Reason:- To comply with NPPF paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

11. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced in a bound and porous material for a minimum distance of 5m back from the site boundary in accordance with the approved plans. The surfacing shall thereafter be maintained
Reason:- To comply with NPPF paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

12. The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor, sited immediately to the rear of the highway boundary or so as to prevent surface water flowing onto the carriageway, connected to a surface water outfall or drained to SUDS principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
Reason:- To comply with NPPF paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

13. Notwithstanding the details on the approved plans, before the proposed development is brought into use, the access shall be provided with minimum width of 3.2m at the boundary wall, details of which shall be first submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.
Reason:- To comply with NPPF paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

14. For the avoidance of doubt, the residential curtilage is contained to the south of the

deliniation annotated as "post and rail fence with access points incorporated to access remained of ownership" as shown on drawing number 2015-2078-08J. The north east and north west site boundary shall be served by a drystone wall in accordance with condition 9.
Reason:- For the avoidance of doubt and in the interests of proper planning.

15. 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 Class(es) A, B, C, D, E, F, G and H and/or Part 2 Class(es) A, B and C 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 to ensure that adequate private open space is retained within the curtilage of the building.

16. The hours of work shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday.
Reason:- In the interests of protecting the amenities of the area.

17. During the construction phase of development amplified music shall not be played which is audible outside the building.
Reason:- To safeguard the amenities of nearby residents.

18. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.
Reason:- In the interests of protecting the amenities of the area.

19. The development hereby permitted shall be carried out in accordance with the following approved plans: 2015-2078-03 Revision T and 2015-2078-08 Revision J.
Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

Informative

This application constitutes a sustainable form of development in accordance with the objectives of the NPPF.

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X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

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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.
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