STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Miss Karen Harper
Added Value Architecture Ltd
Grosvenor House
3 Chapel Street
Congleton
CW12 4AB

Mr & Mrs Johnson
Melford Farm
Biddulph Park Road
Biddulph
Staffordshire
ST8 7SJ

Application no: SMD/2020/0410

Determined on: 16th October 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

APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

Staffordshire Moorlands District Council hereby approves to certify that on 28/07/2020; the operation specified in the First Schedule ("the Operation") if it had taken place at the dwellinghouse specified in the Second Schedule ("the Dwellinghouse"), would have been lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 ("the Act") for the following reason(s):

The enlargement of "the Dwellinghouse" consisting of a single storey addition that extends from the side elevation would be constructed using external facing materials that match those of the existing dwelling, have a width that is less than half the width of the original dwellinghouse and would not have an eaves height that exceeds 3m or a total height that exceeds 4m, and as such, it would be permitted by Class A, Part 1, Sched. 2 of the General Permitted Development Order 2015. There are no conditional permissions, dierections or limitations that would affect the provisions of that Order.

FIRST SCHEDULE

The enlargement of "the Dwellinghouse" consisting of an addition constructed using external facing materials that match those of the existing dwelling and extends from its original side elevation as shown and detailed on the drawings numbered 200404_LD_001and 200404_LD_002 that were submitted with the application.

SECOND SCHEDULE

The dwellinghouse at Melford Farm, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SJ that is shown edged red on the attached 'Location Plan'.

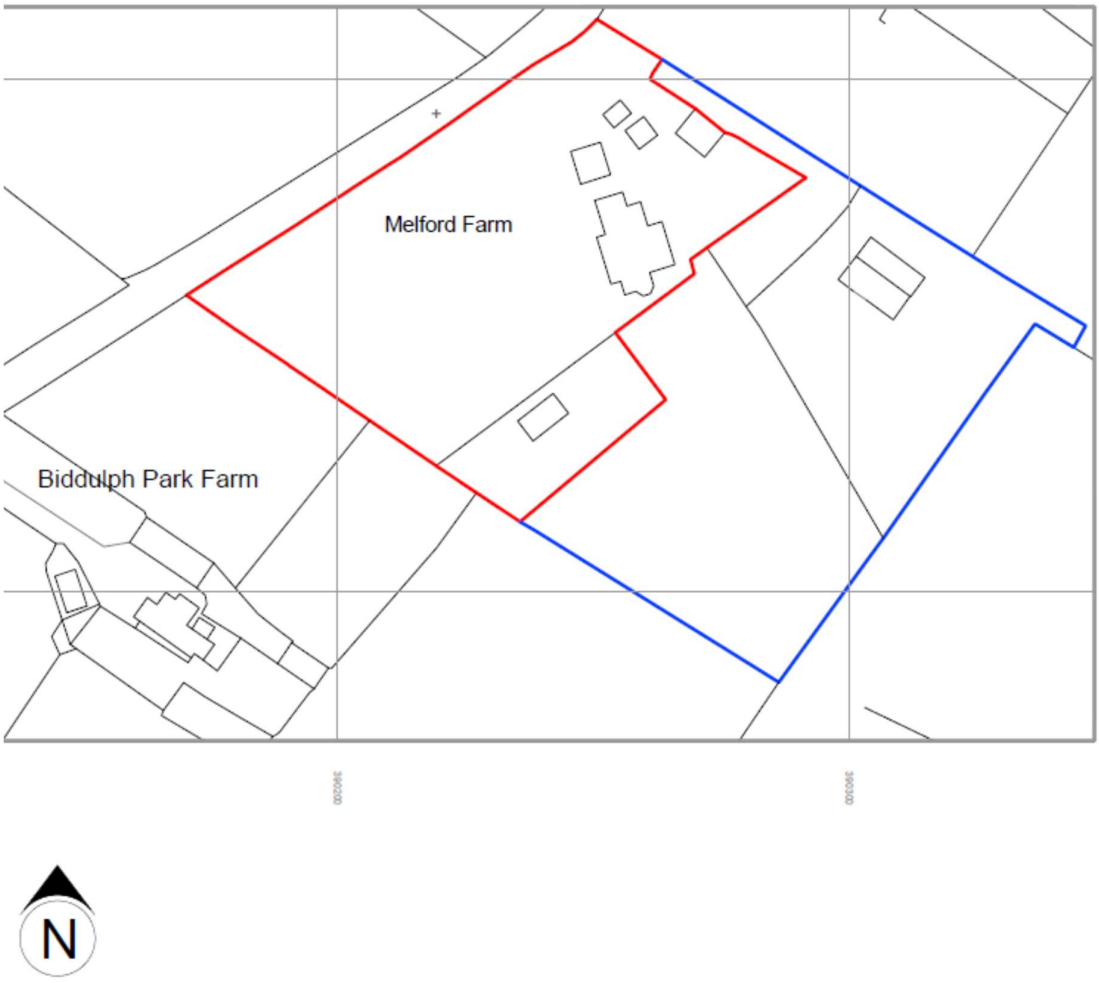
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X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Location Plan



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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