STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Kev Ryder
KDR Developments
4 BIddulph Road
Newcastle Under Lyme
Staffordshire
ST7 4LD

Mr & Mrs Sheard
C/o Agent

Application no: HNT/2020/0015

Determined on: 30/10/2020

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) (England) Order 2015
Schedule 2, Part 1, Class A

Householder Permitted Development Notification

REFUSAL

Prior approval is required and is **REFUSED** by the Local Planning Authority under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for:

Proposed single storey rear extension measuring 7.95m beyond the rear wall of the original dwelling, 2.64m maximum height and 2.64m to height of eaves at Smithy Farm Dial Lane Congleton

The refusal of the application is based on the following reason:

- *The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. The proposal therefore fails to comply with the conditions, restrictions and limitations set out in the Town and Country Planning (General Permitted Development) Order 2015 (as amended)*

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Appeals to the Planning Inspectorate

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, then you can appeal to the Planning Inspectorate under section 78 of the Town and Country Planning Act 1990 as amended.

If you want to appeal, you must do so within **twelve weeks** 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

You must send one copy of the completed form to the Planning Inspectorate as well as a copy to planning@staffsmoorlands.gov.uk or to Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ