STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Mr J Imber
JMI Planning
62 Carter Street
Uttoxeter
ST14 8EU

Mr & Mrs Pringuer

Application no: HNT/2020/0019

Determined on: 26/11/2020

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:

Single storey rear extension to provide additional living accommodation. Extension will extend 6.00m beyond rear wall of original house, maximun height of 4m from natural ground and 2.5m maximum height in eves from natural ground
at Cross Farm Cottage Main Road Hollington

The proposed extension fails to comply with Class A.1 for the following reasons:

- The proposed extension would project forward of the principal elevation of the dwellinghouse, thus breaching Class A.1 (e). The 'Permitted development rights for householders Technical Guidance' defines the term 'principal elevation'. Within this definition, it states that *"in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house… It will usually contain the main architectural features such as main bay windows".* As this elevation fronts the highway which serves the house, as well as the fact that the elevation incorporates the main features of ornamentation, planning permission would be required.
- The proposed extension would be a front extension rather than a rear extension. Therefore, the measurement limits set out in Class A.1 (g) would not be applicable.

X

Signed by: Jane Curley

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