STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Jonathan Hargreaves
EPOCH Architecture Ltd
22 Plover Drive
Biddulph
Staffordshire
ST8 7UJ

Mr Tracey
171 Park Lane
Knypersley
Staffordshire
ST8 7PN

Application no: SMD/2020/0554

Determined on: 1st December 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 06/10/2020; the *OPERATION* specified in the First Schedule taking place on the land specified in the Second Schedule and edged red on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The proposed single storey rear extension, single storey side extension and rear dormer window all comprise permitted development under Schedule 2, Part 1, Class A and Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015.

FIRST SCHEDULE

Certificate of lawfulness for proposed single storey rear extension, proposed single storey side extension and proposed dormer roof to rear elevation.

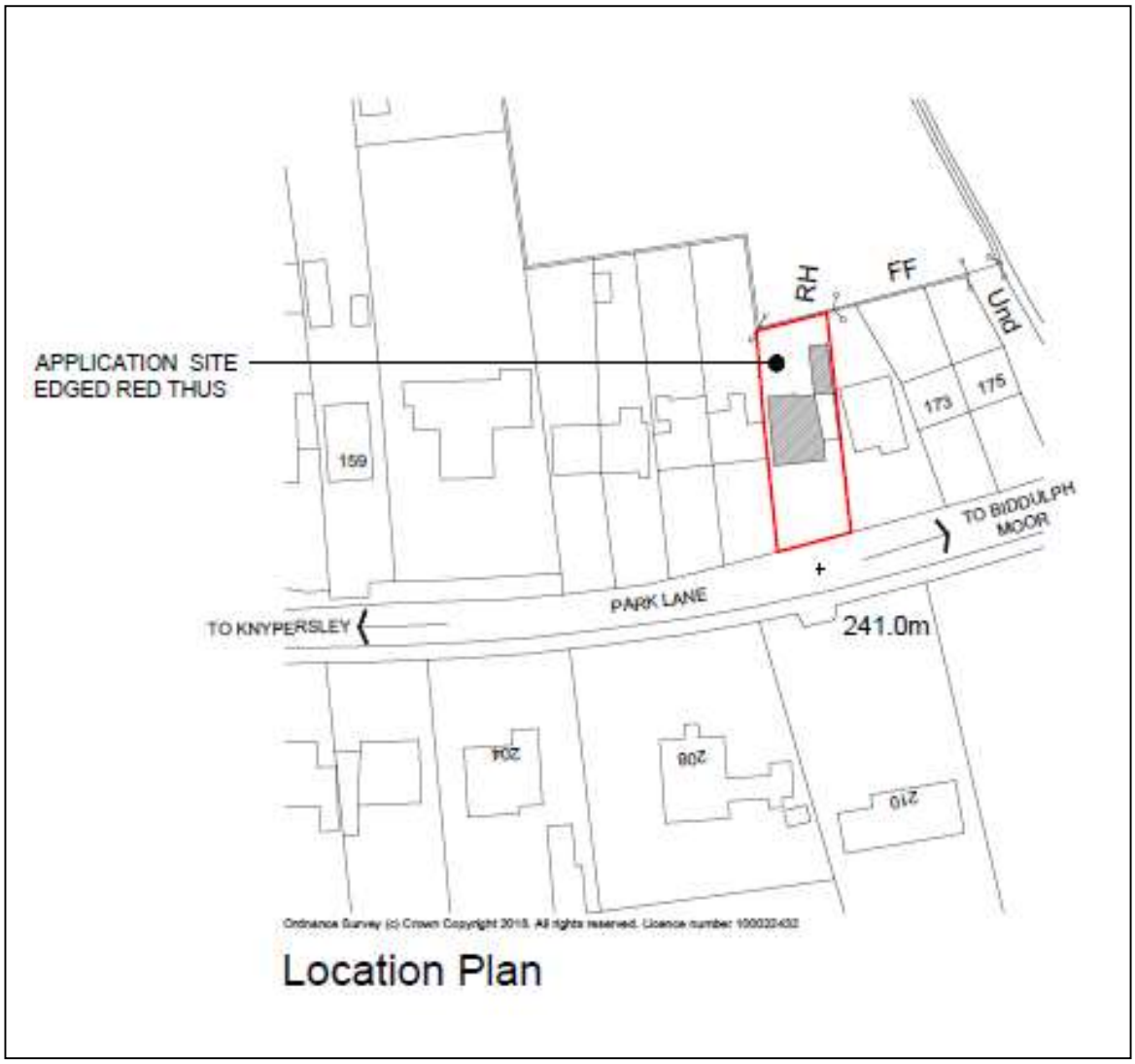
SECOND SCHEDULE

171 Park Lane Knypersley Staffordshire ST8 7PN

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council



INFORMATIVE

This decision is based on the existing car port being demolished prior to the construction of the proposed single storey rear extension. The single storey rear extension would not comply with Schedule 2, Part 1, Class A of the General Permitted Development Order (2015) if the car port is not demolished.

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

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