STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mrs Wheat
Bradeley Farm Adderley
Stoke on Trent
ST10 2NJ

Application no: HNT/2020/0029

Determined on: 12/01/2020

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:

Rear Single Storey Kitchen Extension extension will extend 6.20m beyond the rear wall, maximum height of extension will be 3.98m, height of the eaves will be 2.40m
at Bradeley Farm Dilhorne Road, Cheadle

The refusal of the application is for the following reasons:

1. Notwithstanding that the applicant considers the east elevation to be the principal elevation, in the opinion of the Local Planning Authority the southern elevation is in fact the principal elevation, as it contains the main architectural features including bay windows and principal access into the dwelling. Consequently, the west elevation comprises a side elevation. As the proposed extension is located on a side elevation and would have a width greater than half the width of the original dwellinghouse, the proposal fails to comply with Class A.1 (g) (i) and (j) (iii) of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

X

Signed by: Jane Colley Signature

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