

Mr N J Forrester MCIOB
Ilett House
Smithy Bank
Stoke On Trent
Staffordshire
ST10 4AD

Mr & Ms Horton & Shaw
163 Kopanes Tean Road
Cheadle
ST10 1LS

Application no: NMA/2021/0014

Determined on: 26th May 2021

Town and Country Planning Act 1990 (as amended)

**NON MATERIAL AMENDMENT TO THE PLANNING PERMISSION
SMD/2020/0731**

Location of Development:

163, Kopanes, Tean Road, Cheadle, Staffordshire, ST10 1LS

Description of Proposal:

To make changes to the development permitted by planning permission SMD/2020/0731 that would:

- Extend a section of rear wall to the side extension rearwards by 500mm further than previously detailed, to avoid the position of a sewer not previously uncovered;
- Render the south side, elevation of the proposed extension;
- Render the south side of the existing house now exposed with the removal of the existing garage (brickwork in very poor condition); and,
- Replace the previously proposed glazed door with a window in the side elevation of the extension.

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed changes to the development as a non-material amendment to the planning permission SMD/2020/0731, only to be carried out in accordance with the application valid by the Local Planning Authority on 27/04/2021 and the plans submitted with the application numbered 20/616/03/B and 20/616/04/B.

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning permission SMD/2020/0731 and that any conditions attached to that permission still apply.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework (February 2019). The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.
2. The application is approved in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
3. This application is approved and may be subject to conditions from the original decision notice. It is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.staffsmoorlands.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - a. If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b. Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Any other conditions on this approval must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.