

Mr Clement Dirawu
13 Ringcroft Gardens
Manchester
M40 5GG

Mr Muzuva
452 Lightwood Road
Lightwood
Staffordshire
ST3 7EY

Application no: SMD/2021/0397

Determined on: 01/09/2021

**Town and Country Planning Act 1990 Section 192
(As amended by Section 10 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 16/06/2021; the use ("the Use") and operations ("the Operations"), specified in the First Schedule at (i) and (ii) respectively, if they had taken place at the dwellinghouse specified in the Second Schedule ("the Dwellinghouse") would have been lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 ("the Act"), for the following reason(s):

- 1. The dwellinghouse use class 'C3' of the General Use Classes Order, covers, and therefore permits, by virtue of s.55(2)(f) of "the Act", "the Dwellinghouse" to be used by up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.*
- 2. The internal refurbishments, by virtue of s. 55 (a)(i) of "the Act", would not be taken to involve development for the purposes of "the Act". The installation of a new disabled ramp and the elevational alterations to "the Dwellinghouse" are alterations and improvements that are permitted by Schedule 2, Part 1, Class A, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).*

FIRST SCHEDULE

(i) Use as a residential care home for not more than six adult persons with learning difficulties that live together as a single household, where 24 hour support is provided by non-resident care staff.

(ii) Internal refurbishments that affect only the interior of the building; the installation of a new access ramp; and elevational alterations to change and introduce new windows on the rear elevation, all as shown and detailed on the revised drawings numbered 1878.202 Rev C3 and 1878.203 Rev C1 that were received on the 31st Aug 2021.

SECOND SCHEDULE

"The Dwellinghouse" at 177 Uttoxeter Road, Draycott in the Moors, Staffordshire, ST11 9AB that is shown edged red on the attached Site and Location Plan.

X *J. Colley*

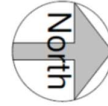
Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

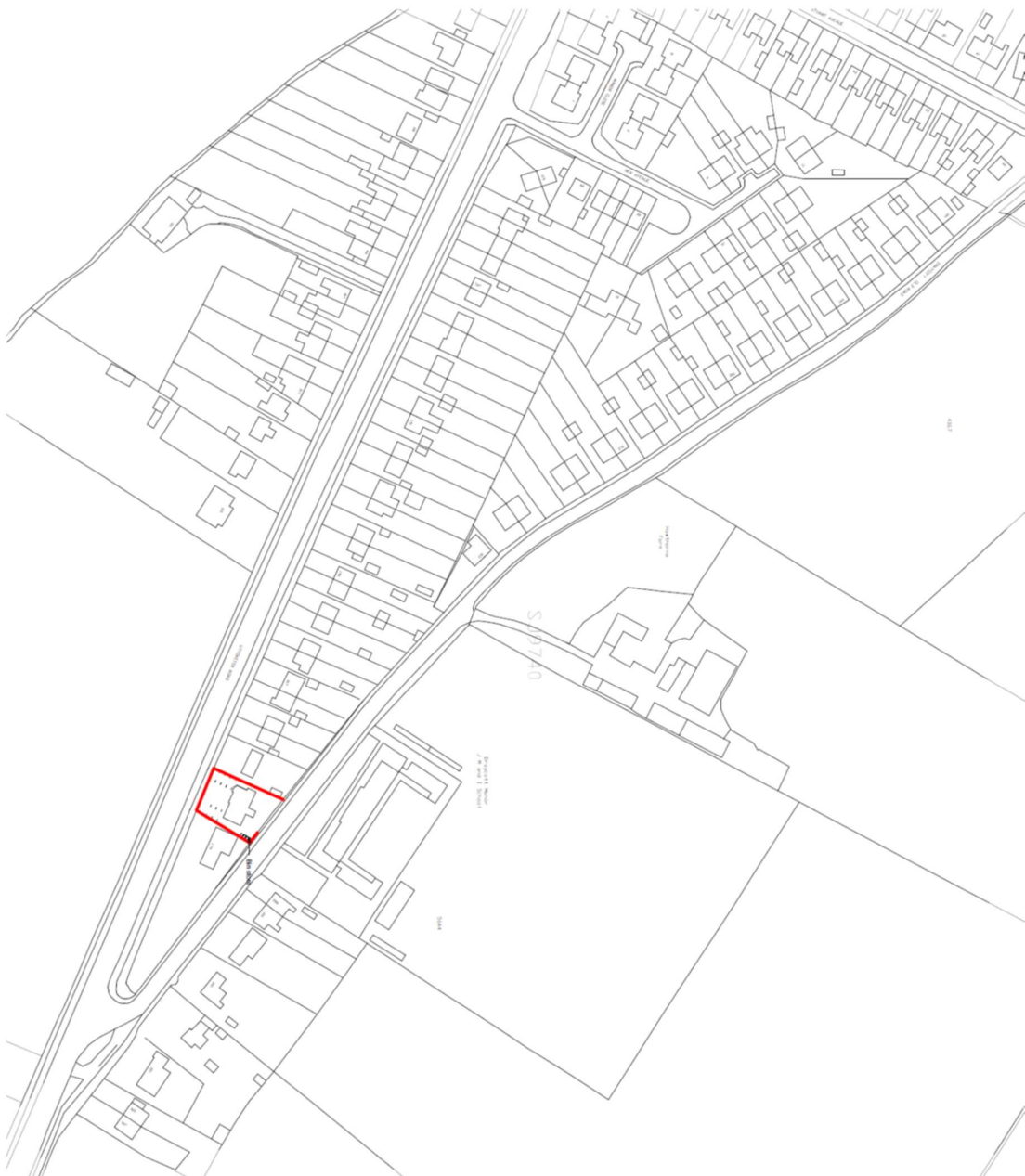
Informative

The applicant is advised that the sunroom as shown revised drawings numbered 1878.202 Rev C3 and 1878.203 Rev C1 is not permitted development under Schedule 2, Part 1, Class A, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and has therefore been excluded from this certificate. Any works to enlarge this existing extension will planning permission.

Site Plan



Site Location Plan



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>

1. 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