

Mr Bruce Johnson
Smytheman Architectural Services
High Street
Stoke-on-Trent
Staffs
ST10 4DZ

Mr Lyttleton
Rock Cottage Bagnall Road
Bagnall
ST9 9JY

Application no: HNT/2021/0023

Determined on: 8/09/2021

**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:

Proposed single storey side / rear extension measuring 5.40m beyond the rear wall of the original dwelling, 3.80m maximum height and 2.46m to height of eaves at Rock Cottage Bagnall Road Bagnall

1. The proposed extension by virtue of its width, when combined with the existing rear extension would have a width greater than half the width of the original dwellinghouse. Accordingly, the extension would not comply with Schedule 2, Part 1, Class A (j) and (ja) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

X *J. Colley*

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@staffs Moorlands.gov.uk or to Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ