

Mr Sags Ulhaq
Post My Plans
Genesis Centre
Stoke on Trent
Staffordshire
ST6 4BF

Mr Hinton
1 Campbell Avenue
Leek
Staffordshire
ST13 5RP

Application no: HNT/2022/0004

Determined on: 9th March 2022

**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

PRIOR APPROVAL REFUSED

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:

Single storey rear extension measuring 4m beyond the rear wall of the original dwelling, 3.5 maximum height and 2.5m height to eaves

**at
1 Campbell Avenue Leek**

For the following reason(s):

1. In the opinion of the authority the proposed development does not comply with the conditions, limitations or restrictions applicable to development permitted by Class A, because the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse (the side of a built out rear facing bay window) and would have a width greater than half the width of the original dwellinghouse.
2. The flank side wall of the enlarged part of the dwellinghouse would obstruct, within unreasonably close proximity, a horizontal 45 degree sight line from the centre of the neighbour's nearest adjacent ground floor principal window. This would breach the standard set out in the Council's Space About Dwellings guidance for additions to the rear of dwellings. The enlargement would obscure outlook from the window, be overly imposing on the boundary, and cause overshadowing of the window and garden area – resulting in an unreasonable

impact on the neighbour's amenity at 3 Campbell Avenue. There would be conflict with policy DC1 of the SMDC Local Plan in these regards.

X *B.J. Haywood*

Signed by: Ben Haywood

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