STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Keith Holdcroft
Building Design Matters
25 Braithwell Drive
Stoke-on-Trent
ST2 7NT

Mr Gavaghan
4 New Road
Milton
Staffordshire
ST2 9DY

Application no: HNT/2022/0010

Determined on: 21/04/2022

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

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 rear extension at 4 New Road Werrington.

1. The enlarged part of the dwellinghouse would include provision of a raised platform at the rear of the extension which would be greater than 0.3m high, contrary to the criteria set out within Class A.1(k)(i). As such, the proposed development does not comply with the conditions, limitations or restrictions applicable to development permitted by Class A, which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informative

1. The submitted elevations show the addition of an upper floor side window, presumably to serve a bathroom. However, it is noted that the floor plans do not show a corresponding opening within the bathroom area. No information has been provided to demonstrate that the alteration would comply with Class A.3(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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