

The Planning Inspectorate

HOUSEHOLDER PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents must reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/B3438/D/22/3295967

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Mr Anthony Pearce

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes

☐ No



C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

Staffordshire Moorlands District Council

LPA reference number

SMD/2021/0641

Date of the application

04/10/2021

Did the LPA issue a decision?

Yes

☒ No



Date of LPA's decision

23/03/2022

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes

☒ No



Address

486 Ash Bank Road
Werrington
STOKE-ON-TRENT
ST9 0DT

Is the appeal site within a Green Belt?

Yes

☒ No



Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes

☐ No



E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes

☐ No



Please enter details of the proposed development. This should normally be taken from the planning

application form.

extension with modification to roof and removal of chimneys/front porch

Area of floor space of proposed development (in square metres)

49

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development. ☒
2. Refused permission to vary or remove a condition(s). ☐
3. Refused prior approval of permitted development rights. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☒

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes ☐ No ☒

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes ☒ No ☐

Please explain.

Firstly would like to start with how disappointed me and the wife are at how long it took the local authorities to deal with this application and the communication was appalling no extension to time was offered and the length of time it took to get an email back was around 2-3 weeks not ones was there an telephone communication. When advised the local authorities to do an internal site visit to show the space in the roof area not ones did they take the chance to do so if they had visited the house the could have seen that the hole roof space is usable the points made about the half hips aren't in keeping with the area well I looked around the area before we made the decision on how to have the extension as shown in the pictures I have attached the are a number of property with half hips one being Werrington village hall? We brought the property as of the views over the back and we brought the field at the back of the bungalow as well so there wouldn't be any over looking problems. And how the local Authorities referred to the property as a dormer bungalow is incorrect as the bungalow has brick gable ends to the front and rear and the use of the lantern roof was advised by local authorities as the said the balcony wouldn't be spotted even though next door but one has the same as with we were looking at having. All the other Neighbouring property are two stores big 4-5bed detached property so the bungalow wouldn't look out of place with the other property's The comments made about the size and mass of the extension are incorrect and if the local authorities would have done the volume increase the would now we are only 3% more than the 30% increase we are allowed in green belt areas. The use of gable windows was to maximise the views out of the bedroom windows as y wouldn't you want to look at a view like that that's what we payed the money for? Lifting the brick work up to the front gable was to maximise the floor area for the bedroom as we have a growing family. All so not even 100 yards down the road local Authorities have passed a big 4 bed detached new build on green belt land with was the garden to the green way bungalow with I think is unfair as you can class this as an infill? And all so can take a parcel of land out of green belt land by Werrington prison to build affordable housing!!

2. Hearing ☐

3. Inquiry



H. GROUNDS OF APPEAL

The grounds of appeal are:

☒ [see 'Appeal Documents' section](#)

Do you have a separate list of appendices to accompany your grounds of appeal? Yes ☒ No ☐

☒ [see 'Appeal Documents' section](#)

Have you made a costs application with this appeal? Yes ☐ No ☒

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates; ☒

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below: ☐

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below. ☐

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding. ☒

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant. ☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below. ☐

J. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA. ☒

02. A copy of the LPA's decision notice. ☒

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☐ No ☒

L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form, the personal details form and any supporting documents

(including the full grounds of appeal) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your forms
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved forms including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

M. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	FOUNDATIONS OF APPEAL
Document Description:	The foundations of appeal
File name:	B24C826A-290C-476F-AF6E-7EACB8C05DD6.jpeg
File name:	AF2781A8-F96C-4E88-BFA4-BDD16E92A5EC.jpeg
File name:	AE0D0C67-B098-4424-A296-F4504D4F0341.jpeg
Relates to Section:	FOUNDATIONS OF APPEAL
Document Description:	A separate list of appendices to accompany your foundations of appeal
File name:	223AF13F-513A-4674-BB98-2EC2EC397E84.jpeg
File name:	99DA4024-3B42-458D-97CC-3AD8F8DA5139.jpeg
File name:	59AFE7FB-EC04-4DD5-9B53-EFE8484F28A0.jpeg
File name:	B9C9EDAF-B6F6-454B-87BD-191D1D968E23.jpeg
File name:	CC6A4AEF-AC94-4F5C-A9F5-F69680C4DE3A.jpeg
File name:	A0662D36-2657-4A92-8063-F42224BA2DFC.jpeg
File name:	8E4C5207-2C71-4458-8605-361BB37970F5.jpeg
File name:	EB701BCB-71A8-44CD-85FD-EB24ED46564C.jpeg
File name:	D0EA591D-5DAE-4583-AC2A-898032AD8369.jpeg
File name:	89245C4E-BCB6-4E1D-8A97-2A30CB37FD26.jpeg
File name:	DD4DDCD2-F967-4D9F-B202-F7E05DEEC386.jpeg
File name:	B16D9E5B-63C5-4D68-BFFB-149178EEDD22.jpeg
File name:	24EDDFCD-0A48-46C0-8A27-CAA7E16C7F4E.jpeg
File name:	2D78E93F-6FC5-4105-9572-F279557ABCF9.jpeg
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application form sent to the LPA.
File name:	283486.pdf
File name:	283487.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. A copy of the LPA's decision notice.
File name:	299319.pdf

Completed by MR ANTHONY PEARCE

Date 30/03/2022 19:22:05