STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Jonathan Hargreaves
EPOCH Architecture Ltd
12 Robin Hill
Biddulph Moor
Staffordshire
ST8 7NN

Mr Dunn
294 New Street
Biddulph Moor
ST8 7NQ

Application no: SMD/2022/0205

Determined on: 14th June 2022

Town and Country Planning Act 1990 Section 192
(As amended by Section10 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 19/04/2022 the operation specified in the First Schedule ("the Development"), if it had taken place at the property 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 (as amended), for the following reason(s):

The Local Planning Authority would not be able to take action against "the Development" because it would be permitted by Classes A, or G; and, B of Part 1, Schedule 2 of the Town and County Planning (General Permitted Development Order) 2015 (as amended).

FIRST SCHEDULE

The removal of a chimney and then the enlargement of "the Dwellinghouse" consisting of an addition to its roof that would extend only beyond the plane of the roof slope which forms the rear elevation of "the Dwellinghouse" using facing materials that are similar in appearance to those of the existing dwelling – all as shown and detailed on the drawings numbered P280-202, P280-203, and P280-204 that were submitted with the application.

SECOND SCHEDULE

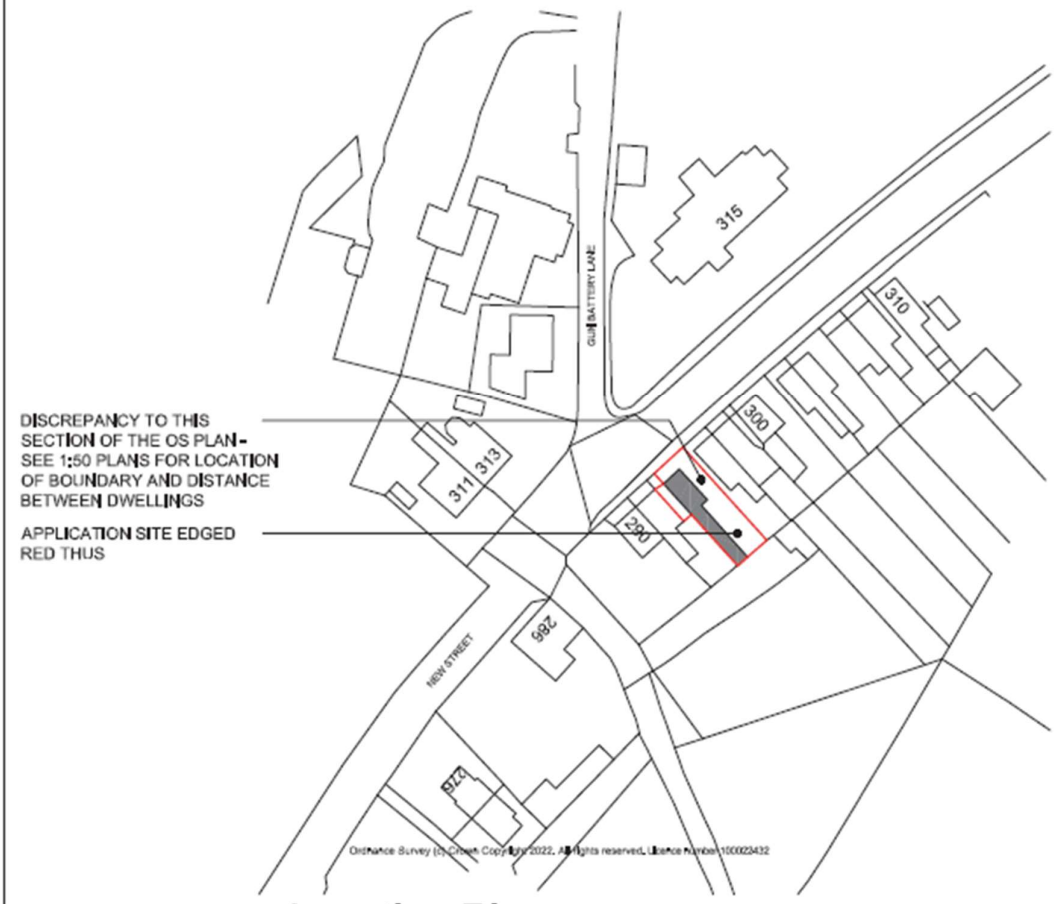
"The Dwellinghouse" at 294 New Street, Biddulph Moor, Staffordshire, ST8 7NQ that is shown edged red on the attached location plan.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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Location Plan

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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
   - Domestic sprinklers

2. Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building.
   The chance of an accidental discharge is 16,000,000:1
   If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk)

3. Working smoke alarms correctly positioned in your home can save your life.
   The Fire Service recommends you have smoke alarms on every floor of your home,

including in each bedroom, and make sure you test your smoke alarms at least once a month.

Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.