

Mr Philip Plant
P4 Architecture
Lodge Hill
Wallbridge Drive
Leek
Staffordshire
ST13 8NE

Mr D and Mrs H Peake
14 Vale View
Cheddleton
Staffordshire
ST13 7LL

Application no: HNT/2022/0022

Determined on: 11/08/2022

**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 NOT REQUIRED

As there have been no neighbour objections leading to the requirement for a determination by the Local Planning Authority, this development can proceed as being permitted under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for:

Application to determine if prior approval is required for Games/Garden room at lower ground floor level - extending beyond rear wall by 5.0m externally, max height of 3.6m and max height at the eaves of 2.35m measured from natural ground level at 14 Vale View Cheddleton

Development shall be carried out in accordance with the details provided in the application.

The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing house.

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

Important Information

You may need other approvals, consents or licences for the development e.g. Building Regulations Approval.

The decision that prior approval is not required was made on the information submitted. It should be noted however that:

- i) A variation from the submitted details following commencement of the development is likely to constitute unauthorised development and may be liable to enforcement action
- ii) Variation to the submitted details will require the submission of a new application.