STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

John Lancashire
JL Technical Ltd
154 Bank Hall Road
Stoke-on-Trent
Staffordshire
ST6 7DS

Mr Lancashire
154 Bank Hall Road
Stoke-on-Trent
Staffordshire
ST6 7DS

Application no: HNT/2022/0028

Determined on: 21/09/2022

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 with pitched roof extending 6m beyond the rear wall of the original dwelling, max height 3.2m and max height at eves 2.3m measured from natural ground level
at Old Vicarage Cottage Dimble Lane, Alton

For the following reason:

1. The proposed extension would extend beyond the principal elevation of the dwelling, and therefore fail to comply with Schedule 2, Part 1, Class A.1 (e.i) of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended). Although the applicants regard the West elevation to be the rear elevation, the Council consider that the main architectural features are on this elevation, such as uniformly arranged windows with brick arched headers. These detailed features are not present on the east facing roadside elevation. As such, in the opinion of the Local Planning Authority the proposed development does not comply with, the conditions, limitations or restrictions applicable to development permitted by Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Notwithstanding the above reason for refusal, and in the event that the east elevation is considered to form the principal elevation to the property, the site lies within the Alton Conservation Area and therefore the development would fail to comply with Schedule 2, Part 1, Class A.1 (g) of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended). As such, in the opinion of the Local Planning Authority the proposed development does not comply with, the conditions, limitations or restrictions applicable to development permitted by Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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