

Mr & Mrs Jones
c/o Mr Jonathan Hargreaves
EPOCH Architecture Ltd
12 Robin Hill, Biddulph Moor,
Staffordshire,
ST8 7NN

Application no: SMD/2022/0477

Determined on: 16 December 2022

**Town and Country Planning Act 1990 Section 192
(As amended by Section 10 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 16/12/2022; the *operations* specified in the First Schedule taking place on the land specified in the Second Schedule and edged red on the plan attached to this certificate, is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

i) Proposed single storey rear extension, proposed alterations to existing openings, proposed re-rendering works, proposed extension & alterations to outbuilding as shown in drawings: Proposed Dwelling Floor Plans P257-203 Rev A; Proposed Dwelling Elevations P257-204 Rev A ; Proposed Garage Outbuilding Plans P257-205 Rev A ; Existing & Proposed Block Plans P257-206 Rev A - would be permitted alteration and enlargement under Class A, Class D & Class E of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended) as none of the limitations of Class A, Class D & Class E would be exceeded or breached; subject to meeting the relevant conditions of Class A, Class D & Class E including in relation to external materials finish.

FIRST SCHEDULE

Proposed single storey rear extension, proposed alterations to existing openings, proposed re-rendering works, proposed extension & alterations to outbuilding

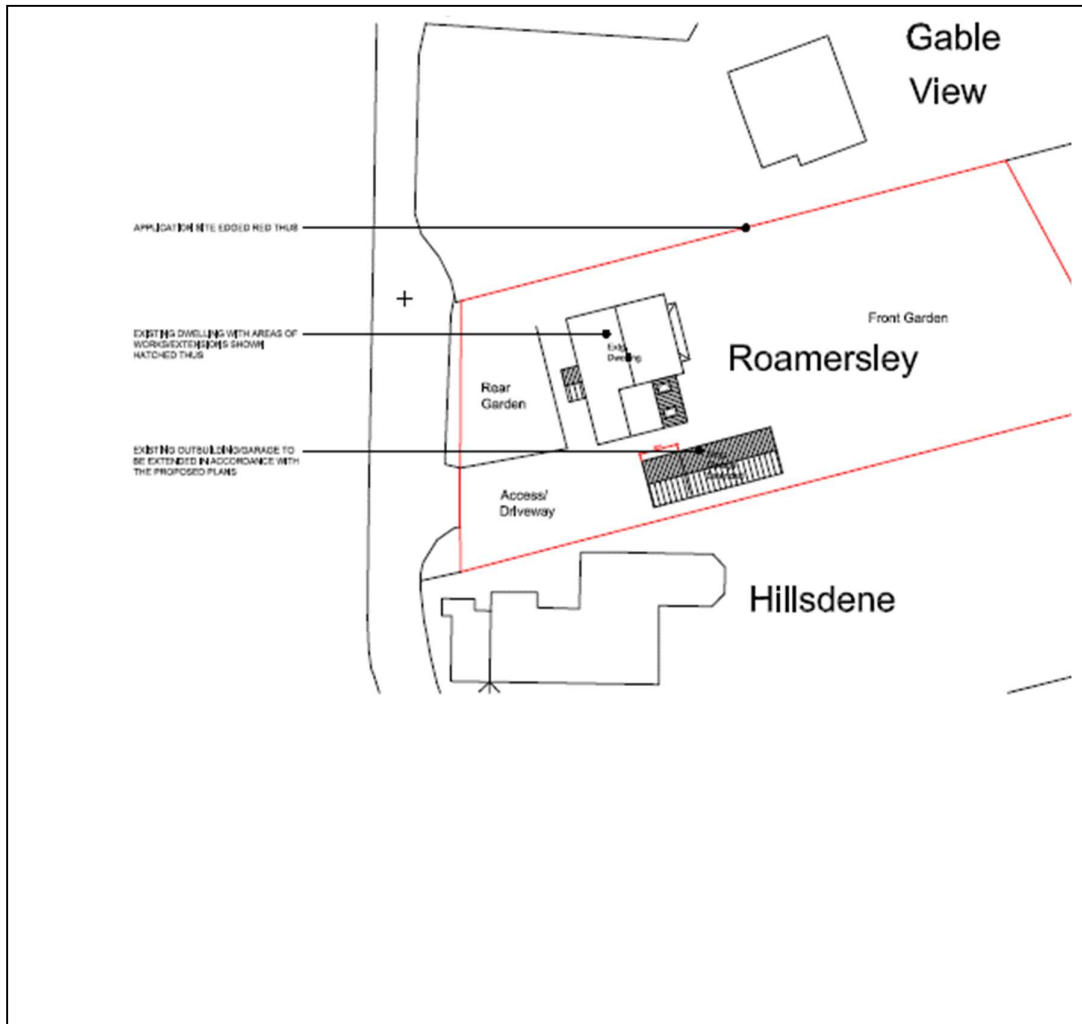
SECOND SCHEDULE

Roamersley, Park Lane, Cheddleton, Staffordshire, ST13 7JS

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council



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