STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Rik Webb
Studio Webb Architects Ltd
Ednaston Park Painters Lane
Ashbourne
DE6 3FA

Mr Webb
The Leasows Town End Lane
Swinscoe
Staffordshire
DE6 2HS

Application no: HNT/2022/0039

Determined on: 09/01/2023

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:

Application to determine if prior approval is required for a proposed single storey rear extension measuring 1.5m beyond the rear wall of the existing dwelling, 3.5m maximum height and 2.8m to height of eaves at The Leasows Town End Lane Swinscoe

For the following reasons:

1. The proposed extension does not project beyond a rear elevation of the existing dwellinghouse and as such fails against paragraph A.1(g) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

2. The proposed extension, when taken cumulatively with the previous additions would project forward of the principal elevation and would therefore contravene paragraphs A.1(e) and (ja) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

Informative

1. The proposal does not project beyond the existing rear elevation and is not therefore a “rear extension” for the purposes of assessment under the General Permitted Development Order. It is considered that the proposal actually constitutes a side extension for the purposes of assessment against the General Permitted Development Order and as such a householder prior notification is not required.
2. Notwithstanding this however, the application has been assessed as a side extension against the criteria in the GPDO and has been found to fail against paragraphs A.1(e) and (ja) because, when taken cumulatively with the previous addition it would project forward of the principal elevation.

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