

Mr David Bailey
David Bailey Architect Ltd
Gillow Fold Farm
26 Mow Lane
Gillow Heath
Stoke-on-Trent
ST8 6QQ

Dr Bishop
Primrose Hill
Meerbrook Road
Rushton Spencer
Staffordshire
SK11 0RD

Application no: SMD/2023/0213

Determined on: 12th July 2023

**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 FOR
PROPOSED USE**

Staffordshire Moorlands District Council hereby approves to certify that on 27/04/2023; the use specified in the First Schedule ("the Use"), if it had taken place on the land specified in the Second Schedule ("the Land"), 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 proposed use of the double garage and store would not result in a material change of use because it is situated within the same planning unit as the dwellinghouse and would only be used for purposes that are ancillary to the dwellinghouse. Used only as part of the existing dwellinghouse by the same household and their guests, within the one same planning unit, the use and double garage and store would not become a new standalone separate dwellinghouse.

FIRST SCHEDULE

Use of the double garage and store (identified and shown on the attached site plan no. 00831-002A) for the purposes of providing annexed self contained accommodation (to include bedroom, bathroom, kitchen and living room) that is used only by the existing household and their guests, as being ancillary to, and part of, the one existing dwellinghouse and its planning unit.

SECOND SCHEDULE

The planning unit to the dwellinghouse at Primrose Hill, Meerbrook Road, Rushton Spencer Staffordshire SK11 0RD, that is identified and shown on the attached location plan (no. 00831-001C) outlined in red.

N.B. Building operations and alterations that would affect the external appearance of the double garage and store, and might be necessary to carry out conversion works, would require planning permission because they would be carried out to a building that is not required for purposes incidental to the enjoyment of the dwellinghouse and therefore they would not be permitted by the GPDO 2015.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council



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A	OPEN PORCH ADDED	APR 23	DB
REV.	DESCRIPTION	DATE	INT.

DAVID BAILEY ARCHITECT LIMITED
 Gillow Fold Farm, 26 Mow Lane, Gillow Heath,
 Biddulph, Staffordshire, ST8 6QQ
 Tel: 01782 516355 E-mail: david@bailey.architect@btinternet.com

SCALE: 1:500 @A4

TITLE: SITE PLAN / BLOCK PLAN -
EXISTING / PROPOSED

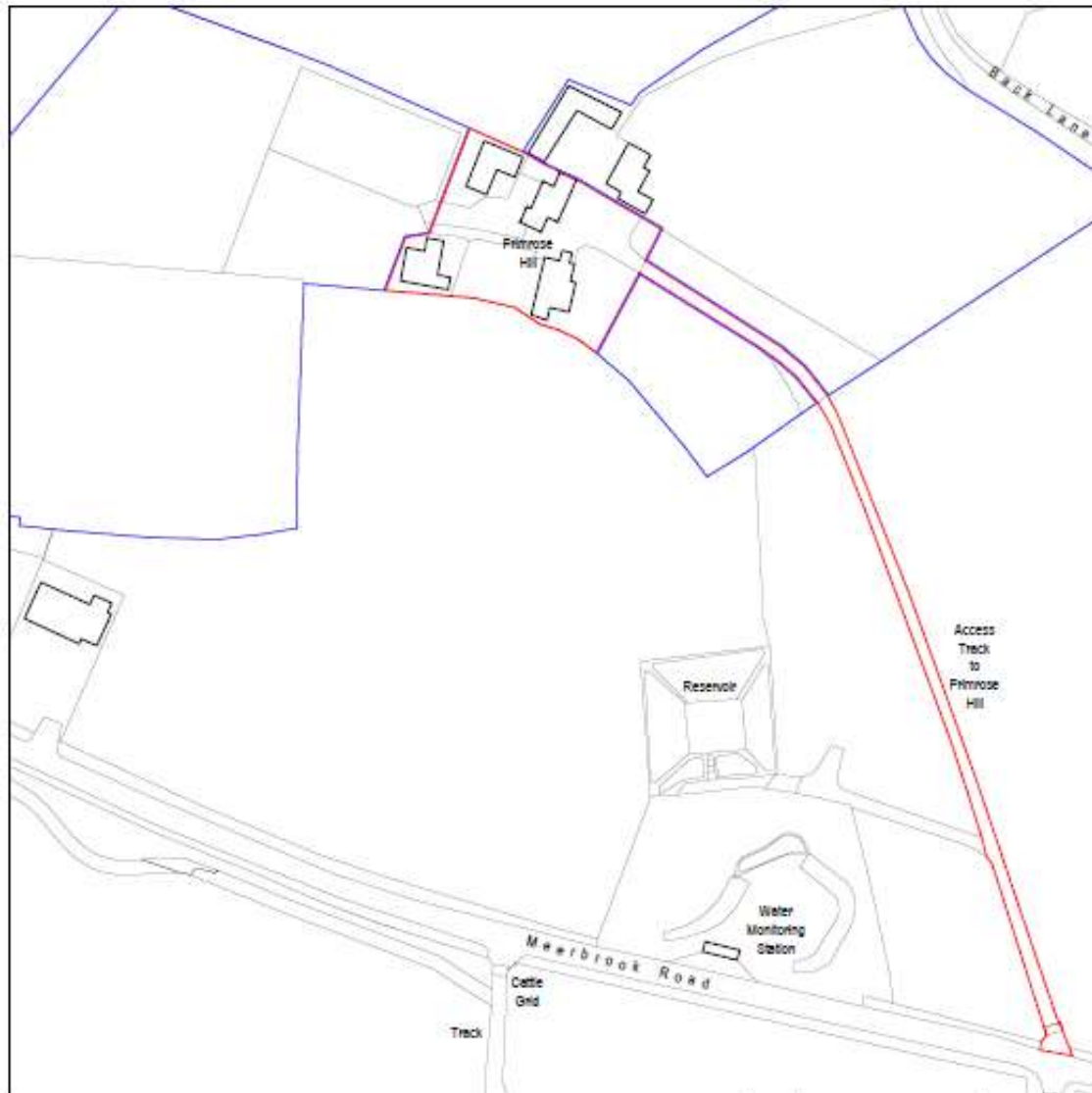
PROJECT: PRIMROSE HILL, HEATON, RUSHTON SPENSER,
 STAFFORDSHIRE, SK11 0RD

DATE: MAR 2023

JOB NUMBER: 00831

DRAWN BY: DB

DRAWING NUMBER: 00831-002A



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C	DETAIL	MAY 23	DB
B	DETAIL	MAY 23	DB
A	OPEN PORCH ADDED	APR 23	DB
REV	DESCRIPTION	DATE	INT.

DAVID BAILEY ARCHITECT LIMITED

Gillow Fold Farm, 26 Mow Lane, Gillow Heath,
 Biddulph, Staffordshire, ST8 6QQ
 Tel: 01782 516355 E-mail: david.bailey.architect@btinternet.com

SCALE: 1:1250 @A4

TITLE: LOCATION PLAN -
EXISTING / PROPOSED

PROJECT: PRIMROSE HILL, HEATON, RUSHTON SPENSER,
 STAFFORDSHIRE, SK11 0RD

DATE: MAR 2023

JOB NUMBER: 00831

DRAWN BY: DB

DRAWING NUMBER: 00831-001C

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.