STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Andrew Dukesell
DBD Architectural Consultancy Ltd
50 Broad Street
Leek
Staffordshire
ST13 5NS

Mr & Mrs Cox
155 Roxboro
Congleton Road
Biddulph
ST8 6QJ

Application no: HNT/2023/0009

Determined on: 9th August 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

PRIOR APPROVAL REFUSED

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:

Flat roof single storey rear extension extending 7.53m beyond the rear wall of the existing dwelling, 3.84m maximum height and 2.55m to height of eaves

at 155 Roxboro Congleton Road Biddulph

In the opinion of the authority the proposed development does not comply with the conditions, limitations or restrictions applicable to development permitted by Class A, because the total enlargement (being the enlarged part as proposed, together with existing enlargement of the original dwellinghouse to which it would be joined) would exceed the limits set out in sub paragraphs (e) to (j) of A.1, Class A, Schedule 2 of the General Permitted Development Order 2015. In particular, the total enlargement would extend beyond a side wall of the original dwellinghouse and have more than a single storey and a width greater than half the width of the original dwellinghouse; the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres; and the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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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