STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Geoff Rouane
Chartered Building Surveyor
33 Glandore Road
Weston Coyney
Stoke on Trent
ST3 5QW

Woodward
Woodville 50 Tean Road
Cheadle
Staffordshire
ST10 1LY

Application no: HNT/2023/0010

Determined on: 05/09/2023

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:

Proposed Single Storey Rear Extension extending 4.00m beyond the rear wall of the existing dwelling, 2.90m maximum height and 2.56m to height of eaves at Woodville 50 Tean Road Cheadle

The refusal of the application is based on the following reason:

1. The proposed extension, by virtue of its depth and proximity to the adjoining neighbour, number 48 Tean Road, would breach the 45 degree line when measured from the neighbouring rear window. The extension due to its location to the south of the neighbour would cause a loss of light and have an overbearing impact on the residential amenities of number 48 Tean Road. Accordingly the development fails to comply with Policy DC1 of the Staffordshire Moorlands Local Plan 2020, Space about Dwellings SPD and the National Planning Policy Framework.

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