STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr JONATHAN HARGREAVES
EPOCH ARCHITECTURE LTD
12 ROBIN HILL
BIDDULPH MOOR
STAFFORDSHIRE
ST8 7NN

Ms Cliffe
Post Box House
Biddulph Park Road
Biddulph
Staffordshire
ST8 7SJ

Application no: SMD/2023/0409

Determined on: 28th September 2023

Town and Country Planning Act 1990 Section 192
(As amended by Section10 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 11/08/2023; the operations specified in the First Schedule ("the Development"), if it had taken place at the property specified in the Second Schedule ("the Dwellinghouse"), was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The Local Planning Authority would not be able to take action against "the Development" because it would be permitted by Classes A, B and D of Part 1, Schedule 2 of the Town and County Planning (General Permitted Development Order) (England) 2015 (as amended).

FIRST SCHEDULE

The enlargement of "the Dwellinghouse" to consist of the erection of a porch (Extension A); a single storey addition to extend from the side elevation (Extension B); and a dormer roof addition to extend from the rear facing roof slope with a window inserted in the rear elevation of the dormer (Extension C) - all to be built from facing and roofing materials that match those of the existing "Dwellinghouse" and as shown and detailed on revised plan ref. P344-203 A that was submitted on the 28th September 2023.

SECOND SCHEDULE

The dwellinghouse at Post Box House, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SJ as shown outlined in red on the attached location plan.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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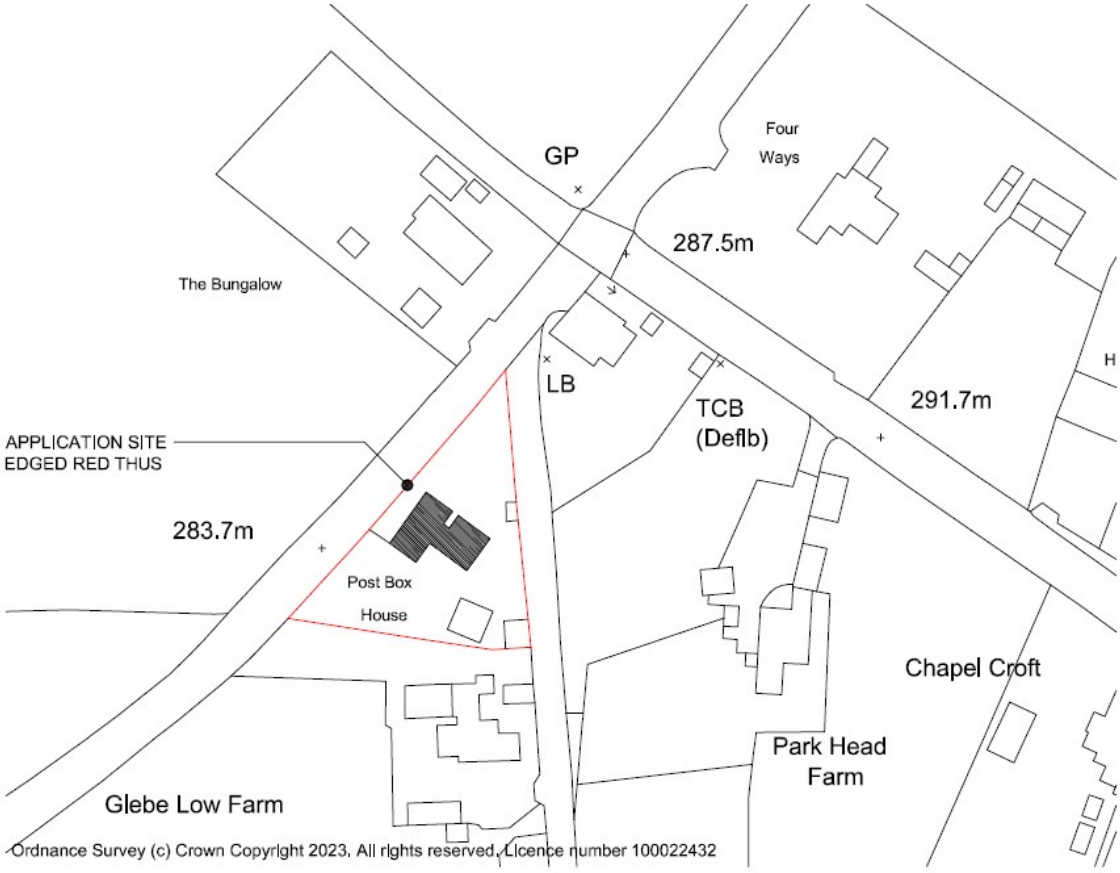

Location Plan

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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.