

Mr Adam Gregory
Forefront Development Consulting Ltd
4 Ridge House
Ridge House Drive
Stoke-on-Trent
Staffordshire
ST1 5SJ

Mr Hough
17 Marshall Avenue
Brown Edge
Staffordshire
ST6 8SD

Application no: SMD/2024/0370

Determined on: 7th October 2024

Town and Country Planning Act 1990 Section 191
(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 OF
EXISTING USE OR DEVELOPMENT**

The Staffordshire Moorlands District Council hereby certifies that on 12/08/2024; the operation specified in the First Schedule ("the development"), that has taken place at the property specified in the Second Schedule ("the dwellinghouse"), was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 ("the Act"), for the following reason(s):

The development has been substantially complete for more than 4 years. The planning authority would be out of time to take action against the development and therefore for the purposes of the Act the development is considered to be lawful. The development would have been permitted by Class A, Part 1, Sched. 2 of the General Permitted Development Order 2015.

FIRST SCHEDULE

Enlargement of the dwellinghouse consisting of a 'ground floor, single storey rear extension' as shown and detailed on the drawing numbered 24-AH-01, that was submitted with the application.

SECOND SCHEDULE

The dwellinghouse at 17 Marshall Avenue, Brown Edge, Staffordshire, ST6 8SD shown outlined in red on the attached location plan.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council



EXISTING LOCATION PLAN - 1:1250

NOTES

1. An applicant may appeal against by giving notice to the Secretary of State:-
 - (a) the refusal to issue a certificate under Section 191 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
2. Domestic sprinklers
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.