

Mr Jason Knight
JPK Design Limited
Dimsdale Parade East
Newcastle-under-Lyme
United Kingdom
ST5 8DP

Mr Davis
20 New Avenue
Draycott In The Moors
Staffordshire
ST11 9AD

Application no: HNT/2024/0010

Determined on: 16th December 2024

**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

APPROVAL

As there been no neighbour objections leading to the requirement for a determination by the Local Planning Authority, this development can proceed as being permitted under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for:

Application to determine if prior approval is required for a proposed single storey rear extension measuring 5.99m beyond the rear wall of the original dwelling, 4m maximum height and height to eaves 2.65m at 20 New Avenue, Draycott In The Moors.

Development shall be carried out in accordance with the details provided in the application.

The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing house.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council

Important Information

1. You may need other approvals, consents or licences for the development e.g. Building Regulations Approval.

The decision that prior approval is required and is approved was made on the information submitted. It should be noted however that:

a) A variation from the submitted details following commencement of the development is likely to constitute unauthorised development and may be liable to enforcement action.

a) Variation to the submitted details will require the submission of a new application.

2. Attention is drawn to the requirements of The Party Wall Etc Act 1996 in relation to development close to the boundary of the application site.

3. This Permission does not confer on the Applicant the right to build on or over land owned by a third party without the third party's consent. You should therefore seek the prior agreement of your neighbour(s) before entering their land.

4. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/buildingonorwithintheinfluencingdistanceofmineentries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action. Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider. If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

5. The applicant(s)/developer(s) is(are) advised that there may be unmapped transferred public sewers/assets on the property. You are advised to contact Severn Trent for discussions. You can contact Severn Trent via email: building.over@severntrent.co.uk or Tel : 0345 2667930. Further information about the transfer, along with guidance to determine whether the property is served by a public sewer can be found online: <https://www.stwater.co.uk/mysupply/waste-water/lookingafteryoursewers/sewerpiperesponsibility>

You are advised to contact Severn Trent Water to discuss the proposals.

