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Mr Ibbett
Wills Croft
Abbey Green Road
Leek
Staffordshire
ST13 8SA

Application no: HNT/2025/0003

Determined on: 22nd April 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

PRIOR APPROVAL NOT REQUIRED

As the Local Planning Authority did not receive any objections from any of the neighbours the prior approval of the Local Planning Authority is not required for the development described below ('the Development').

DESCRIPTION OF 'THE DEVELOPMENT'

Single storey flat roofed rear extension to the back of the original house, protruding to the rear by 5.7m with a height of no more than 3m to the top of the flat roof, as shown and detailed on the plans submitted with the application ref. 24-021-P20, 24-021-P21, 24-021-P22, 24-021-P23, and 24-021-P24, at Wills Croft, Abbey Green Road, Leek

The Development can now proceed at Wills Croft, Abbey Green Road, Leek as being permitted by Class A, Part 1, at Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 subject to the following referenced conditions that appear at Class A, Part 1, Schedule 2 of the Order:

A.3(a) 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.

A.4(11)(b) 'The Development' must be carried out only in accordance with the information and plans submitted with the application.

INFORMATIVE

'The Development' is only permitted on the proviso that the flat roof of the extension is not provided or used as a balcony, raised platform, or roof terrace. Any alteration to make it available for such a purpose or use of the flat roof for those purposes would require full planning permission and could be subject to enforcement action.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Important Information

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.