

Mr Howard Clulow
Forte Architectural
82 Falcon Road
Stoke-on-Trent
ST3 7FU

Mr Deacon
16 St Leonards Avenue
Ipstones
Staffordshire
ST10 2QD

Application no: SMD/2025/0083

Determined on: 02/05/2025

**Town and Country Planning Act 1990 Section 192
(As amended by Section 10 of Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England) Order 2015**

**REFUSAL TO ISSUE CERTIFICATE OF LAWFULNESS OF
PROPOSED USE OR DEVELOPMENT**

Staffordshire Moorlands District Council hereby REFUSES to certify that on 11/02/2025; the operation specified in the First Schedule ("the Development"), if it had taken place on the land specified in the Second Schedule ("the Land") would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended). The Development would not be lawful for the following reason(s):

The proposed enlargement of the dwellinghouse (as shown and detailed on submitted: Proposed Site Block Plan Drwg no. FAD-56-P-04 and Plan as Proposed Drwg no. FAD-56-P-02) would include an addition that would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width that is greater than half the width of the original dwellinghouse. The Development would therefore exceed the limit at A.1(j)(iii) and therefore, it would not be permitted by Class A, Part 1, Schedule 2 of the Town and Planning (General Permitted Development) (England) Order 2015 (as amended).

FIRST SCHEDULE

Enlargement of the dwellinghouse consisting of a single storey flat roof extension to the rear of the dwelling with internal alterations. Rainwater drainage to pick up the existing storm system to the rear elevation. Paved hard standing to the rear elevation to be stepped up to the floor level of the extension with a landing area fronting the side elevation patio doors.

SECOND SCHEDULE

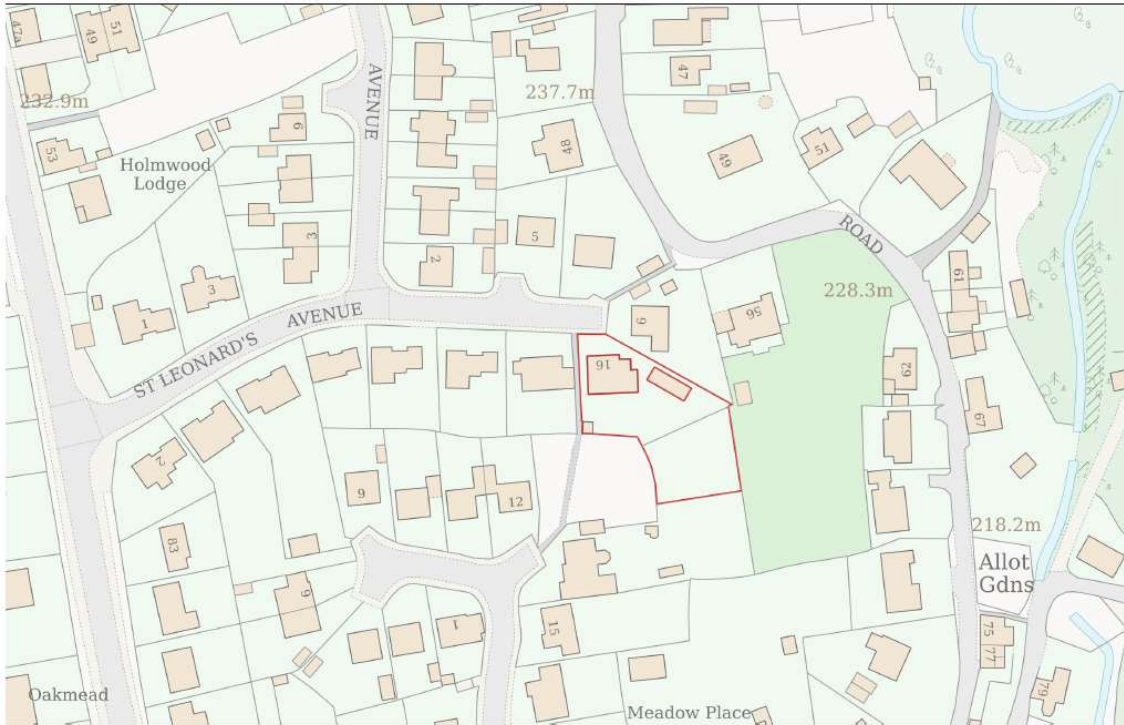
Land at 16, St Leonards Avenue, Ipstones, Staffordshire, ST10 2QD, as shown edged red on the attached Location Plan.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

LOCATION PLAN



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