

Mr Jonathan Hargreaves
EPOCH Architecture Ltd
12 Robin Hill
Biddulph Moor
Staffordshire
ST8 7NN

Ms Burns
1 Hazel Grove
Biddulph Moor
Staffordshire
ST8 7NY

Application no: HNT/2025/0005

Determined on: 16/05/2025

**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

REFUSAL

Prior approval is required and is **REFUSED** by the Local Planning Authority under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for:

**Proposed single story rear extension to extend beyond the rear wall 4.95m,
maximum height of 3.00m and a height of extension at the eaves 2.70m**

at

1 Hazel Grove Biddulph Moor

The refusal of the application is based on the following reason:

1. The development fails to comply with Schedule 2, Part 1, Class A, A.1 (d) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The eaves height of the proposed extension would exceed the eaves height of the host dwellinghouse. The proposal therefore fails to comply with the conditions, restrictions and limitations set out in the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Appeals to the Planning Inspectorate

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, then you can appeal to the Planning Inspectorate under section 78 of the Town and Country Planning Act 1990 as amended.

If you want to appeal, you must do so within **twelve weeks** of the date of this notice. 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>

You must send one copy of the completed form to the Planning Inspectorate as well as a copy to planning@staffsmoorlands.gov.uk or to Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ