

Chris Mosiuk
Barnett Ratcliffe Partnership
The Old Library
Rowley Street
Stafford
ST16 2RH

Mrs Walklet
49 Conway Road
Knypersley
Staffordshire
ST8 7AW

Application no: HNT/2025/0014

Determined on: 13.10.2025.

**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

APPROVAL

As there have 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 6.5m extend beyond the rear wall of the original dwelling, 4m maximum height and 2.6m to height of eaves at 49 Conway Road, Knypersley.

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.
2. 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.
3. The application site lies within an area that is identified as a Coal High Risk Development Area which could contain potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and minewater.
4. 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.
5. 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.
6. 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 266 7930. 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/my-supply/waste-water/looking-after-your-sewers/sewer-pipe-responsibility/>