

Mr Nick Felstad
The Plan Company
30 Station Street
Stoke on Trent
ST6 4NA

Ms R Gage
96 Uttoxeter Road
Draycott in the Moors
Staffordshire
ST11 9AB

Application no: HNT/2025/0015

Determined on: 28.10.2025

**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

REFUSAL

Prior approval is required and is **REFUSED** by the Local Planning Authority under Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for:

a proposed rear single-storey extension extending an existing extension to the side - to extend beyond the rear wall 5.36m, have a maximum height of 2.70m and height at the eaves of extension of 2.70m

at

96 Uttoxeter Road Draycott In The Moors

The reasons for refusal are:

1. Paragraph A.1 (f) (ii) requires the proposal not to exceed 4 metres in height. Paragraph A.1 (ja) defines development not permitted as including: any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) which exceeds or would exceed the limits set out in sub-paragraphs (e) to (j); Given that the ridge height of the existing extension to which the proposal would be attached exceeds this height limit of 4.0m, the proposal cannot succeed as Permitted Development.
2. Paragraph A.1 (k) defines development not permitted as including development that would consist of or include the construction or provision of a verandah, balcony or raised platform. An area described on the submitted drawing

reference 1671/A2/01 revision A as a patio is shown in the side and rear elevations as being a raised platform c.0.6m in height.

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