

Our ref: RD/HCS/25-480

2nd April 2026

Mr. R. Berrimen
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Reuben

LAWFUL DEVELOPMENT CERTIFICATE – REAR EXTENSION AT HILLCREST, TOMPKIN ROAD, STANLEY

On behalf of our client Stonefield Estate Developments I would be grateful if you would find enclosed a lawful development certificate application pertaining to the proposed erection of a two storey rear extension at the above property.

The provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) allow for the enlargement, improvement or other alteration of a dwellinghouse, subject to adherence to a number of criteria.

The proposed two storey rear extension is detailed on drawings 01487-AL(0)12 and 01487-AL(0)13 that accompany this submission and meets the criteria laid down in the Permitted Development Order in that:

- The existing dwellinghouse is long established as a dwelling and did not become a dwelling by virtue of a change of use under permitted development provisions (criterion a).
- The proposed development will not exceed 50% of the total domestic curtilage, far from it as there is an extensive curtilage to this property (criterion b)
- The height of the extension will not exceed the highest part of the roof of the dwellinghouse (criterion c).
- The height of the eaves will not exceed the eaves height of the existing dwelling (criterion d)
- The proposed extensions will not project forward of the principal elevation (north) of the property and or beyond the wall of a side elevation that fronts a highway (criterion e).
- The extension does not comprise a single storey rear extension (criteria f and g)
- The extension will comprise of two storeys but will not extend beyond the rear wall of the original dwellinghouse by more than 3 metres, and will not extend within 7 metres of the boundary of the curtilage opposite the rear wall of that dwellinghouse (criteria h)
- The extension will not lie within 2 metres of the site boundary (criterion i)

- The extension will not project beyond a side wall of the original dwellinghouse (criterion j)
- The extension will not attach to any previous additions to the property (criterion ja)
- The proposed extension will not include any form of veranda, balcony, raised platform, antenna, chimney/flues or involve an alteration to the roof of the dwelling (criterion k).
- The existing dwelling was not built under Part 20 of the Order (criterion l).

It is furthermore confirmed that the proposed extension will utilise a matching palette of materials to the existing dwelling (Condition A.3(a) refers), and whilst the development will incorporate a side facing window at first floor level, this will be non-opening and fitted with obscure glazing (Condition A.3(b) refers).

As a consequence, the proposed two storey rear extension is considered to constitute Permitted Development pursuant to the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended). The Local Authority is respectfully requested to grant a lawful development certificate to confirm this.

I trust this proposal will be of interest and look forward to hearing from you.

Yours Sincerely
Hewitt&CarrServices

ROB DUNCAN BSc(Hons) MA MRTPI
 Planning Consultant