

Mr Simon Brookes
Affordable Home Designs
First Floor Carrier House Carriers Fold
Wombourne
WV5 9DH

Miss Williams
4 St Johns Drive
Wetley Rocks
Staffordshire
ST9 0FE

Application no: HNT/2026/0009

Determined on: 29th July 2026

**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 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:

single storey rear extension for disabled use to extend beyond the rear wall by 6.00, have a maximum height of 2.80m and a height at the eaves of extension of 2.40m

At

4 St Johns Drive Wetley Rocks

Development shall be carried out in accordance with the details provided in the application.

Condition

The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing house.

Informative

Notwithstanding this decision the Consent of the Council is still required for the proposed extension .

The applicant's attention is drawn to the following provisions of the Section 106 Agreement attached to the original consent for the dwelling

2. RESTRICTIONS ON EXTENSIONS/ALTERATIONS

2.1 Not to execute, undertake or permit or allow any extensions or alterations to the Affordable Dwelling or to the curtilage to the Affordable Dwelling without the prior consent of the Council including (but not limited to) any of the following:-

2.1.1 any extensions or alterations to the Affordable Dwelling that result in the Total Floor Area exceeding the guidelines in the Housing Corporations 'Design and Quality Standards' April 2007 edition or any subsequent replacement document

2.1.2 any conversion of storage or roof space into a space to be used for other purposes

2.1.3 any merging or uniting of the Affordable Dwelling with any other property or building

2.1.4 any internal alterations to the Affordable Dwelling to the extent that they affect the Affordable Dwelling's ability to accommodate the number of persons for which it was designed (and as agreed in the original or any subsequent planning permissions)

X *B.J. Haywood*

Signed by: Ben Haywood

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.

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.
2. 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.
 3. 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.