

Mr. B. Haywood
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

21st August 2026

Dear Ben

LAWFUL DEVELOPMENT CERTIFICATE – BEECH MOUNT, FOLLY LANE, CHEDDLETON, ST13 7DA

On behalf of my client Mr. J. Pryszlak I would be grateful if you would find enclosed a lawful development certificate application pertaining to the proposed erection of two storey rear extension to 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.

A review of the online planning history for the site confirms that permitted development rights were not removed when application SMD/1980/1389 was approved.

The submitted plans show the details of the proposed rear extension, which is considered to meet 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 (criterion b).
- The height of the extension will not exceed the highest part of the roof of the dwellinghouse (criterion c).

Rob Duncan Planning Consultancy Ltd.

T. 07779 783521

E. rob78duncan@gmail.com

W. www.robducanplanning.co.uk

A. St. Mary's Old School, Minster Pool Walk
Lichfield, Staffordshire, WS13 6QT

- 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 (west) of the property and or beyond the wall of a side elevation that fronts a highway (criterion e).
- The rear extension will be two storey and thus involve a single storey addition (criterion f).
- The rear extension will be two storey and thus involve a single storey addition (criterion g).
- The rear extension will be two storey, and will not extend beyond the rear wall of the dwellinghouse by more than 3 metres, nor will the extension lie within 7 metres of the boundary of the curtilage which is opposite its rear wall (criterion h)
- The enlarged part of the dwellinghouse will not lie within 2 metres of the site boundary (criterion i)
- The enlarged part of the dwellinghouse will not extend beyond a wall forming the side elevation of the original dwellinghouse (criterion j).
- The proposed extension will not attach to any previous additions (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).

Turning to the Class A Conditions it is confirmed that:

- The proposed extension will utilise a matching palette of materials (Condition A.3(a) refers),
- The proposed extension will not have any side facing upper floor windows, as confirmed by the submitted plans (Condition A.3(b) refers)
- The proposed extension will have a roof pitch that so far as practicable matches that of the original dwelling, as confirmed by the submitted plans (Condition A.3(c) refers).

Rob Duncan Planning Consultancy Ltd.

T. 07779 783521

E. rob78duncan@gmail.com

W. www.rob-duncan-planning.co.uk

A. St. Mary's Old School, Minster Pool Walk
Lichfield, Staffordshire, WS13 6QT

As a consequence of the above, the proposed rear extension constitutes 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) and 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



Rob Duncan
Planning Consultant

Rob Duncan Planning Consultancy Ltd.

T. 07779 783521

E. rob78duncan@gmail.com

W. www.robducanplanning.co.uk

A. St. Mary's Old School, Minster Pool Walk
Lichfield, Staffordshire, WS13 6QT