

Mr & Mrs Maddock
91 Caverswall Road
Blythe Bridge
Staffordshire
ST11 9BG



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Chief Executive



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Application no: SMD/2014/0745

Determined on: 06/01/2015

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

APPROVAL OF RESERVED MATTERS

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:

91 CAVERSWALL ROAD BLYTHE BRIDGE STAFFORDSHIRE ST11 9BG

Description of Development:

APPROVAL OF RESERVED MATTERS (EXCEPT LANDSCAPING) FOLLOWING OUTLINE APPROVAL (13/00672/OUT) FOR DEMOLITION OF TIED COTTAGE AND ERECTION OF A DETACHED DWELLING

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **APPROVES** the following matters which have been reserved for later approval on the grant of outline planning permission for development.

1. This notice constitutes an approval of matters reserved except landscaping under Condition 2 of Planning Permission No. SMD/2013/0718 (13/00672) and does not by itself constitute a planning permission.

Reason:- The application relates to matters reserved by Planning Permission No. SMD/2013/0718 (13/00672).

2. The development hereby approved shall be carried out in complete accordance with the submitted amended plans and specifications as follows:-

5157-0003 Site Location Plan.

5157-002 Revision D - Proposed Conditions, Sketch scheme proposals.

Reason:- To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

3. The development hereby permitted shall not be commenced until samples of types and colours of all roof tiles and facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- To ensure that the external appearance of the development is satisfactory.

4. The development hereby permitted shall not be commenced until details of all walls, fences and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the occupation of any of the buildings on the site.

Reason:- To provide adequate privacy and an acceptable external appearance.

5. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas for proposed and existing dwellings have been provided in accordance with the approved plans.

Reason:- To comply with NPPF policies.

6. The glazing to the window serving the kitchen on the south east elevation and any other windows inserted into that elevation shall be obscured glass and shall not be altered to clear glazing without the prior approval in writing of the Local Planning Authority.

Reason:- To protect privacy.

Informative

1. The Council has negotiated a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

Signed on behalf of Staffordshire Moorlands District Council

NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be

obtained by contacting the Councils Building Control Section on 0345 605 3012.

1. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.
2. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.staffsmoorlands.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
3. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
4. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
5. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
6. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to

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a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.