

**TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION FOR DEVELOPMENT**

Date valid application received: 22/02/2021

Application No: P/2021/00238

Name and address of Agent

Name and address of Applicant

JMI Planning
62 Carter Street
Uttoxeter
Staffordshire
ST14 8EU

Mr S Hulse
Chantry Farm
Thorney Lanes
Hoar Cross
DE13 8QT

EAST STAFFORDSHIRE BOROUGH COUNCIL in pursuance of powers under the above mentioned Act hereby **PERMITS**:

**Demolition of rear outbuilding to facilitate the erection of a part single and two storey rear extension, two storey extension, porch and dormer window to side elevations
Chantry Farm, Thorney Lanes, Hoar Cross, DE13 8QT**

in accordance with the submitted documents and plans and subject to the condition(s) specified hereunder:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans subject to compliance with other conditions of this permission:

Drawing No.s:

09A Proposed Block Plan at 1:500, Proposed elevations at 1:100, proposed floor plans at scale 1:100 and roof plan at scale 1:100 dated as received 19th April 2021.

08 Site Location Plan at scale 1:1250, Existing elevations, floor plans and roof plan at scale 1:100 dated as received 22nd February 2021

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highway(s) in accordance with East Staffordshire Local Plan Policies SP1, SP8, SP24, SP35 and DP1 and the East Staffordshire Design Guide, and the National Planning Policy Framework.

- 3 The development shall only be carried out in accordance with the external materials that are stated within the application and on the approved plans listed at condition 2 above unless otherwise first agreed in writing by the Local Planning Authority

Reason: To safeguard the character and appearance of the building and its surroundings in accordance with East Staffordshire Local Plan Policies SP1, SP8, SP24, DP1 and DP3, the East Staffordshire Design Guide and the National Planning Policy Framework.

- 4 The proposed boundary wall to the eastern boundary shall be continued at the same height of the existing wall utilising the bricks from the demolition of the existing outbuilding. All other works of making good of the existing fabric of the wall and adjoining outbuilding shall be carried out in materials to match the existing wall.

Reason: To safeguard the character and appearance of the building and its surroundings in accordance with East Staffordshire Local Plan Policies SP1, SP8, SP24, DP1 and DP3, the East Staffordshire Design Guide and the National Planning Policy Framework.

Informative:

- 1 During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

This permission is granted by the under signed under powers delegated by the Borough Council in accordance with the provisions of Section 101 of the Local Government Act 1972.

This consent is given in pursuance of the relevant Planning Legislation and does not entitle you to do anything for which the consent of some other landowner, person, public authority, or department of the Council is required.

Dated 14th May 2021

Signed

E Summers

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Appeals to the Secretary of State

- 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.
- Where the Local Planning Authority has refused planning permission or grant it subject to conditions for a householder application, if 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.
- 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 <https://www.gov.uk/appeal-planning-inspectorate>.
- 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.

Sal Khan CPFA, MSc
Head of Service (Section 151 Officer)
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