

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

Date valid application received: 11/08/2021

Application No: P/2021/00880

Name and address of Agent

Name and address of Applicant

asap llp  
The Cottage  
Trentham Park Golf Club  
Off Park Drive  
Stoke on Trent  
ST14 8AE

Mrs Julie Dwyer  
The Green Keepers Cottage  
Trentham Park Golf Club  
Off Park Drive  
Stoke on Trent  
ST14 8AE

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

**Replacement of one existing roof light and installation of four new roof lights on front elevation  
Lavender Cottage, St Michaels Drive, Hoar Cross, DE13 8QS**

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 and documents subject to compliance with other conditions of this permission:

Drawing No's:

H29-04 Location Plan scaled at 1:1250 dated as received on 11 August 2021

H29-03 Block Plan scaled at 1:500 dated as received on 2 August 2021

H29-03 Revision A Block Plan (Proposed) scaled at 1:200 dated as received on 2 August 2021

H29-01 Existing scaled at 1:50 dated as received on 2 August 2021

E19-02 Proposed scaled at 1:50 dated as received on 2 August 2021

Heritage Statement dated as received on 2 August 2021

Design and Access Statement dated as received on 2 August 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, SP25, SP35, DP1, DP3, DP5 and DP6, Parking Standards Supplementary Planning Document, Separation Distances and Amenity Supplementary Planning Document, the East Staffordshire Design Guide, and the National Planning Policy Framework.

- 3 New rooflights shall have a black finish and be installed so that their outer faces are flush with the plane of the roof unless otherwise first agreed in writing with the Local Planning Authority. Once installed the rooflights shall not be replaced with any alternative type without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character and appearance of the building and the conservation area in accordance with East Staffordshire Local Plan Policies SP24, SP25 and DP5 and the National Planning Policy Framework and the East Staffordshire Design Guide.

**Informative:**

- 1 The Local Planning Authority has taken a positive approach to decision-taking in respect of this application concluding that it is a sustainable form of development which 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 secured 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 1<sup>st</sup> October 2021

Signed *Gary Shilton*

## TOWN AND COUNTRY PLANNING ACT 1990

### 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)  
P.O. Box 8045, Burton upon Trent, Staffordshire DE14 9JG  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

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