

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

Date valid application received: 16/03/2021

Application No: P/2021/00366

Name and address of Agent

Name and address of Applicant

Building Design Services
Ilett House Smithy Bank
Alton
Stoke-on-Trent
ST10 4AD

Mr and Mrs P and D Whitworth
20 Church Lane
Rocester
Staffordshire
ST14 5JZ

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

Demolition of existing conservatory to facilitate a single storey rear extension, conversion of existing garage to form additional living accommodation and alterations to existing garage roof to form a pitched roof.

20 Church Lane, Rocester, Staffordshire, ST14 5JZ

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

Drawing No. 21/616/01 dated as being received on 16 March 2021.

Drawing No. 21/616/02 dated as being received on 16 March 2021.

Drawing No. 21/616/03 Rev A dated as being received on 29 March 2021.

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality/setting of heritage assets or the archaeological interests of the area, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highway in accordance with East Staffordshire Local Plan Policies SP1, SP24, SP25, SP35, DP1, DP3 and DP5, the East Staffordshire Design Guide, Separation Distances and Amenity Supplementary Planning Document, East Staffordshire Parking Standards Supplementary Planning Document and the National Planning Policy Framework.

- 3 All external materials used in the development shall be to match the existing as specified on the approved drawings (listed at condition 2 above) unless otherwise first agreed in writing with the Local Planning Authority.

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

- 4 a) Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ('the Scheme') shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication.
- b) The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved under paragraph (a) above.
- c) Unless otherwise first agreed in writing by the Local Planning Authority the development shall not be first brought into use until the site investigation and post-excavation assessment has been completed in accordance with the written scheme of archaeological investigation approved under paragraph (a) above and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: To ensure that any development scheme provides for adequate archaeological investigation and recording in accordance with East Staffordshire Local Plan Policies SP1, SP25 and DP5 and the National Planning Policy Framework.

- 5 Prior to the first occupation of the development hereby granted permission the two No. parking spaces shall be provided in accordance with the approved plans listed at condition 2 above. Once provided the approved parking spaces shall be maintained and retained as available for the parking of vehicles at times for the life of the development.

Reason: In the interests of highway safety in accordance with East Staffordshire Local Plan Policies SP1 and SP35 and the National Planning Policy Framework.

Informative(s):

- 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.
- 2 Condition 4 requires details to be approved prior to the commencement of development/works. This means that a development will not be lawful unless the particular requirements of this condition have been met.

Confirmation of compliance with planning conditions requires a payment of a fee to the Local Planning Authority. The fee chargeable by the authority is £34 per request (for a householder application). The fee must be paid when the request is made. Any number of conditions can be included for each request.

Payment can be made by cheque or card only. Please telephone 01283 508606.

Although we will endeavour to discharge all conditions within 21 days of receipt of your written

request, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.

- 3 You are advised that any grant of planning permission does not override any private legal matters (such as rights of access onto lands in other ownerships for construction or maintenance purposes).

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.

Alan Harvey

Dated 13th May 2021

Signed

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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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Decision Notice Del – HO Approve Conditions