



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

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

Date valid application received:  
22/02/2022

Application No: P/2022/00221

Name and address of Agent  
Sammons Architectural Limited  
10, Cawdry Buildings  
Fountain Street  
Leek  
ST13 6JP  
Staffordshire

Name and address of Applicant  
Dr & Mrs I Khan  
23 Wentworth Place  
Rocester  
ST14 5ND

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

**Erection of a detached garden room, a cantilevered balcony and decked area to garden (REVISED SCHEME)**

**23 Wentworth Place, Rocester, Staffordshire, ST14 5ND**

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:

- Dwg No. 2016-2182-136 - Garden Room Plans and Elevations - Received 22/02/2022
- Dwg No. 2016-2182-137 - Site Plans and Sections - Received 22/02/2022
- Dwg No. 2016-2182-138 - Location and Block Plan - Received 22/02/2022
- Dwg No. 2016-2192-139 - Existing Site Plan - Received 22/02/2022
- Heritage Impact Assessment Received 22/02/2022
- Auraglow Deep Recessed IP67 Round Outdoor Deck Light - Received 22/02/2022
- Auraglow PIR Motion Sensor Up and Down Outdoor Security Light - Warminster Stainless Steel - Received 22/02/2022

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality/heritage assets, 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, SP27, SP29, SP35 and DP1, DP3 and DP5, Separation Distances and Amenity Supplementary Planning Document, the East Staffordshire Design Guide and the National Planning Policy Framework.

3 The lighting hereby approved shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

Reason: In the interest of the ecology of the bank and adjoining Leat and in accordance with East Staffordshire Local Plan Policy SP29 and the National Planning Policy Framework.

4 The natural vegetation on the bank leading down to the Leat below the proposed balcony and garden room, shall not be cut back, maintained or an additional planting take place on this bank. An annual strim or scythe cut may be permitted in the autumn and any cuttings should be raked off and removed.

Reason: In the interest of the ecology of the bank and adjoining Leat and in accordance with East Staffordshire Local Plan Policy SP29 and the National Planning Policy Framework.

5 All installation works shall be undertaken outside of bird nesting season (1st March to end August.) If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present, then the vegetation or buildings shall not be removed until the fledglings have left the nest.

Reason: In the interest of the ecology of the bank and adjoining Leat, and to prevent damage to any bird's nests that may be present, which are protected by the Wildlife and Countryside Act and in accordance with East Staffordshire Local Plan Policy SP29 and the National Planning Policy Framework.

**Informative(s):**

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.

2 The applicants are advised that this permission does not absolve them from their responsibilities in relation to protected species. If evidence of bats is found during demolition all work should cease and the services of a licensed ecologist procured to ensure an offence is not committed.

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

19/04/2022

Signed

Alan Harvey



## 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.