



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

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

Date valid application received:
21/02/2023

Application No: P/2023/00170

Name and address of Agent
Skica 3D
9 Clyde Street
Cardiff
CF24 0HU

Name and address of Applicant
Susanne Kershaw
The Tarns
Roost Hill
Thorney Lanes
Hoar Cross
Staffordshire
DE13 8QT

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

Erection of a single storey garden room on the rear elevation.

The Tarns Roost Hill, Thorney Lanes, Hoar Cross, Staffordshire, 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 and documents subject to compliance with other conditions of this permission:

Drawing No's:

S3D_23_01 AL(00)01 Revision A Location Plan scaled at 1:1250 and 1:500 dated as received on 17 February 2023

S3D_23_01 AL(00)02 Existing Plans scaled at 1:100 dated as received on 13 February 2023

S3D_23_01 AL(00)02B Existing & Proposed Roof Plans scaled at 1:100 dated as received on 13 February 2023

S3D_23_01 AL(00)03 Revision A Existing Elevations scaled at 1:100 dated as received on 17 February 2023

S3D_23_01 AL(00)04 Existing Photos dated as received on 13 February 2023

S3D_23_01 AL(01)01 Proposed Plans scaled at 1:100 dated as received on 13 February 2023

S3D_23_01 AL(01)02 Proposed Setting Out scaled at 1:50 dated as received on 13 February 2023

S3D_23_01 AL(01)03 Revision A Proposed Elevations scaled at 1:100 dated as received on 17 February 2023

S3D_23_01 AL(01)04 Proposed 3D Visuals dated as received on 13 February 2023

S3D_23_01 AL(90)01 Proposed Site Plan scaled at 1:200 and 1:500 dated as received on 13 February 2023

Planning Design and Access Statement dated as received on 13 February 2023

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, SP2, SP8, SP24, SP35, DP1, and DP3, the East Staffordshire Design Guide, the Separation Distances and Amenity Supplementary Planning Document, the Parking Standards Supplementary Planning Document and the National Planning Policy Framework.

3 The development shall be carried out in accordance with the materials indicated within on the approved drawings and Planning, Design and Access Statement listed at condition 2 above unless alternative details are first submitted to and agreed in writing by the Local Planning Authority.

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

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 14th April 2023

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.