



**Thomas Deery BA (Hons), MSc  
Head of Regeneration and Development**

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

Date valid application received:  
04/12/2023

Application No: P/2023/01284

Name and address of Agent  
Building Design Services  
Ilett House  
Smithy Bank  
Alton  
Stoke-on-Trent  
ST10 4AD

Name and address of Applicant  
Mr and Mrs T Botham  
3 Croxden Cottages  
Croxden Lane  
Croxden  
Staffordshire  
ST14 5FE

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

**Erection of a two storey and single storey rear and single storey side extension.**

**3 Croxden Cottages, Croxden Lane, Croxden, Staffordshire, ST14 5FE**

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:

23/673/01 Existing Elevations scaled at 1:50 dated as received on 17 November 2023  
23/673/02 Existing Floor Plans scaled at 1:50 dated as received on 17 November 2023  
23/673/03 Proposed Elevations scaled at 1:50 dated as received on 17 November 2023  
23/673/04 Proposed Floor Plans scaled at 1:50 dated as received on 17 November 2023  
23/673/05 Revision A Location and Site/ Roof Plan scaled at 1:1250 and 1:200 dated as received on 4 December 2023

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the setting of heritage assets/wider 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, SP25, SP35, DP1, DP3, DP5 and DP6, 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 No development shall take place above damp course level until samples and details of all materials ((including details of coursing and surface dressing of stonework) to be used externally ensuring (where relevant) the product name and manufacturer is provided have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approved details.

Reason: To safeguard the setting of heritage assets/character and appearance of the building(s) and its surroundings in accordance with East Staffordshire Local Plan Policies SP1, SP24, SP25, DP1, DP3 and DP5, the East Staffordshire Design Guide and the National Planning Policy Framework.

**Informatives:**

1 The applicant is reminded that whilst this householder planning application is approved the applicant is also required to seek Scheduled Monument Consent from Historic England prior to the commencement of any on-site works. All development would need to be undertaken in line with the conditions within any Scheduled Monument Consent.

2 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.

3 The applicant is advised that the proposed development is situated within a "Radon Affected Area". Radon Affected Areas are areas where 1% or more of homes are above the Action Level, as designated by the Health Protection Agency (HPA - now Public Health England (PHE)). This information was obtained from Indicative Mapping supplied by the British Geological Survey and the Health Protection Agency, which splits the borough up into 1km squares, and it is recommended that property-specific advice be obtained from [www.ukradon.org](http://www.ukradon.org). The Borough Council's records indicate that the development is in an area where 1-3% of properties are above the action level.

If, after reference to the above website, there is still possibility of risk from radon, then protection measures should be installed (further advice can be found on the BRE website). Home testing kits can be obtained from the PHE through [www.ukradon.org](http://www.ukradon.org), but it may take several months to obtain the results.

For sites where between 1% and 3% of homes are above the action level, the use of protection measures is not mandatory, although ESBC continue to recommend that basic measures are installed in these circumstances.

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 8th February 2024      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.