

Mr Beaumont
Clewlow Bank House Hill Top
Brown Edge
Staffordshire
ST6 8TY

Mr Jonathan Beaumont
Clewlow Bank House
Hill Top
Brown Edge
Staffordshire Moorlands
ST6 8TY

Application no: SMD/2015/0322

Determined on: 29/07/2015

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)(England) Order 2015**

REFUSAL OF PLANNING PERMISSION

Location of Development:

Clewlow Bank House, Hill Top, Brown Edge, Staffordshire Moorlands ST6 8TY

Description of Development:

Two storey rear extension with Juliette balcony and alterations to the front porch

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref: Sheet 1 of 1, Sheet 1 of 3, Sheet 2 of 3, Sheet 3 of 3 as amended by submissions received at 28th July 2015 for the reasons specified below:-

1. Representing in effect a doubling in the size of the original property the proposal is inappropriate development in the Green Belt and contrary to the Government's policy for Green Belt: very special circumstances are not identified and the size and form of the additions are disproportionate over and above the original building. As such the proposal is contrary to Policy SS6c(6) of the Core Strategy as it is contrary to NPPF Chapter 9.

2. In design: the narrow lean-to ground floor east elevation running the full length of the extension, the bi-folding doors, the large first floor gable window and Juliette balcony and the numbers and juxtaposition of the dormers are all found either variously or taken together to be discordant features at odds with the property and the vernacular of the area and as such contrary to the Council's Design Principles SPD and policies SS1, SS6c, DC1 and DC3. The proposal is contrary to the Core Planning Principles of the NPPF in particular principles 4 and 5 and contrary to the NPPF requirements for Good Design (Chapter 7). This reason is further supported by the Council's Landscape and Settlement Character Assessment which identifies suburbanisation of the locality's buildings to be a particular planning issue.

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Informative

1. In determining this application for refusal consideration has been given to the Development Plan in particular policies SS1, SS6c, DC1 and DC3; the Council's adopted Design Principles SPD; the Landscape and Settlement Character Assessment supporting evidence document, and the National Planning Policy Framework. The proposed development would result in excessive size relative to the original property; be of poor design, and by its design and scale would result in the loss of the original property identity. By its size and design the proposal would adversely impact upon the street scene and public amenity. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF and in particular the very strict policies both local and national to protect the Green Belt. Such matters have been discussed with the applicant with a view to seeking solutions and although successive amendments were received these have not been sufficient to overcome the conflicts with planning policy. The degree of amendment needed would be of a scale to necessitate re-advertising which is not possible in the remaining time available.

Signed on behalf of Staffordshire Moorlands District Council

NOTES

1. 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.
2. If the decision to refuse planning permission is for a householder application, and 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. All other types of development have a 6 month deadline for submission of appeals. 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 www.planningportal.gov.uk/pcs. 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

3. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.