AC Bailey
Plot 1
Stanley Bank
Stanley
Staffordshire
ST9 9LT

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moorlands
DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Andrew Bailey
AC Bailey
Plot 1
Stanley Bank
Stanley
Staffordshire
ST9 9LT

Mr Quinn
New House
Glebe Gardens
Cheadle
Staffordshire
ST10 1YW

Application no: SMD/2016/0263

Determined on: 20/06/2016

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
New House, Glebe Gardens, Cheadle, Staffordshire ST10 1YW

Description of Development:
Proposed detached domestic garage, closure of existing vehicular access and formation of new vehicular access.

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: 1409-03 for the reason(s) specified below:-

1. The proposed garage and hardstanding, by virtue of their scale and siting and also loss of a significant amount of approved front garden area/landscaping, would cumulatively together with the scale and siting of the previously approved detached dwelling on site, lead to an overcramped and visually intrusive form of development which would be harmful to the street scene in Glebe Gardens and also the character and appearance of the area comprising detached dwellings with grass lawns in the curtilage, visible from the road. The proposed replacement front garden would be considerably smaller than the previously approved front garden area and is not considered to compensate for the loss of green space alongside the road which would instead be occupied by a hardstanding and a building which is closer to the public highway than other buildings in Glebe Gardens. The proposal would therefore not comply with Policy DC1 'Design Considerations' of the Council's Core Strategy Development Plan Document (Adopted March 2014) which states that new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance. As the proposal would result in a significantly smaller area of landscaping than what was approved to the front of a recently approved dwelling, the proposal would also not comply

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with Section 7 of the National Planning Policy Framework (NPPF), 'Requiring Good Design'. Paragraph 64 of the NPPF states ""Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions"".

Informative

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

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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

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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.