Mr T. Franks
Ladybrook
Micklea Lane
Longsdon
ST9 9QA

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

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ST5 8DP

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Application no: SMD/2016/0372

Determined on: 10/08/2016

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Ladybrook Micklea Lane Longsdon Staffordshire Moorlands ST9 9QA

Description of Development:
Proposed replacement roof with raised ridge height and dormers to form bedroom with en-suite within the roof space

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: 3618-A2, 3618-A1 Rev B for the reason(s) specified below:-

1. The propsoed increased eaves and roof ridge heights and addition of three dormers to a previous single storey extension which forms a westerly wing to the (re-built) original property would, combined with all previous extensions to this originally modest bungalow of simple form, result in disproportionate additions over and above the original property contrary to SMDC Policy SS6c and the NPPF section 9. Due to the conspicuousness of the proposed increased roof height the propsal is considered harmful also to the openness of the Green Belt as, in contrast to the present building which nestles into its suroundings, the extension would result in a development which projects conspicuously out of its surroundings and in this respect therefore be contrary also to policies DC1 and DC3.

2. In design the proposal is found contrary to SMDC Policy DC1 and the Council's adopted Design Guide owing to the dominating relationship to the host property, subsuming its current form.

Informative

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

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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 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.