STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Hewitt & Carr Architects
2 - 4 Cross Street
Cheadle
Staffordshire Moorlands
ST10 1NP

Mr and Mrs S Smith
20 Folly Lane
Cheddleton
Staffordshire Moorlands
ST13 7DA

Application no: HNT/2016/0030

Determined on: 13/09/2016

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) (England) Order 2015
Schedule 2, Part 1, Class A

Householder Permitted Development Notification

REFUSAL

Prior approval is required and is **REFUSED** by the Local Planning Authority under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for:

Proposed Single storey rear extension extending 5.95m beyond rear wall of the original dwelling, maximum height 3.75m and height to eaves 2.22m at 20 Folly Lane Cheddleton

1. The proposed single storey rear extension as shown in drawing 00392 AL(0)05 would adversely affect the amenity of the neighbouring property at No.22 Folly Lane in particular when assessed in relation to the principal ground floor rear window as evidenced by assessment of the 45 degree horizontal angle measured from the mid point of the principal window. As such the proposal is found contrary to the guidance of the Council's Space About Dwellings supplementary planning document and contrary to policy DC1.

2. In relation to No.18 Folly Lane and in particular a ground floor principal window in the side elevation the proposal is found to extend the impact of the neighbouring property by some further 2.0m beyond any ground floor rear extension which might be carried out under Permitted Development. Noting the orientation of the properties in relation to the predominant daylight of the sun's arc the effects on the residential amenity of that property are considered significantly adverse and therefore contrary to Policy DC1.

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Informative

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Having already gained the benefit of an approval for a lesser extension at the limits judged acceptable it is considered that the applicant is unable to overcome such principle concerns as are identified here and thus no amendments to the application were requested.

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council

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Appeals to the Planning Inspectorate

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, then you can appeal to the Planning Inspectorate under section 78 of the Town and Country Planning Act 1990 as amended.

If you want to appeal, you must do so within **twelve weeks** of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

You must send one copy of the completed form to the Planning Inspectorate as well as a copy to planning@staffsmoorlands.gov.uk or to Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ