STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Wayne Johnson
Sammons Architectural
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mr & Mrs Pointon
Upper Dales
Staffordshire

Application no: SMD/2016/0403

Determined on: 10/10/2016

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Upper Dales Dunwood Lane Longsdon Staffordshire ST9 9AP

Description of Development:
Proposed single storey side extension

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: 2007-1441B-40H (Plan & Elevations), 2007-1441B-43D (Site Plan), 2007-1441B-44 (Existing), 2007-1441B-45C (Location Plan) and 2007-1441B-46C (Block Plan) for the reason(s) specified below:-

1. Notwithstanding the reduction in the size and scale of the proposal from the previously refused schemes the proposed development, would when viewed cumulatively with previous alterations and extensions result in a disproportionate addition that would unacceptably harm the character and appearance of the host building to its detriment. The proposal therefore represents inappropriate development in the Green Belt as it does not fall under the exceptions criteria of development listed in paragraph 89 of the NPPF. The proposal is therefore by definition harmful to the Green Belt and its openness. Furthermore, the Council does not consider that there are any very special circumstances which have been advanced in support of this application which can be considered to outweigh this harm. Accordingly the proposed development would be contrary to policies SS6c and R1 of the Council's Core Strategy Development Plan Document (2014) and guidance contained in the National Planning Policy Framework.

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Informative

1. It is considered that the proposal is unsustainable and does not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such fundamental concerns 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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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.

3. If this is a decision to refuse planning permission for a minor commercial 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.

4. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

5. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months 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

6. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.

7. 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.

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