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Application no: SMD/2016/0361

Determined on: 07/09/2016

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Ladyfields Farm, Mill Lane, Wetley Rocks, Staffordshire Moorlands ST9 0BW

Description of Development:

Proposed extension to existing dwelling together with removal of disused chimney, alterations to elevations and installation of 2no. glazed balconies.

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: 01,02,03,04,05,06, 07, 08 for the reasons specified below:-

1. The proposal is found contrary to the Council's policy (SS6c) to exercise strict control over inappropriate development in the Green Belt in line with Government policy (NPPF section 9) as the proposed extensions would result in disproportionate additions over and above the size of the original building.
2. The very contemporary design form and materials of the proposed extensions and alterations would be fundamentally at odds with the Council's adopted Design Guide and Core Strategy Policy for Design DC1. The effects of these proposals would be to dominate and tend to subsume the original building rather than being subordinate to it. Further contrary to DC1 and contrary to NPPF section 7 the proposals fail to promote or re-inforce local distinctiveness and fail to respond suitably to local character and history and do not reflect local surroundings or materials.
3. By the further erosion to character of the original pre-1900 building, a valuable semblance of which currently survives, the scheme is contrary to the Council's Core Strategy Policy for Historic Environment, DC2.

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 concerns and thus no amendments to the application were requested.

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.