STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Philip Kelsall Associates
5 Woodcock Lane
Stoke On Trent
Staffordshire
ST7 3NG

Mr Kelsall
Manorial House 5 Woodcock Street
Staffordshire
ST7 3NG

Application no: SMD/2016/0177

Determined on: 07/11//2016

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
16 Smithy Lane Biddulph Staffordshire ST8 7EW

Description of Development:
Two storey & first floor side extension

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and detailed in the submitted plans ref: SL_16_01, SL_16_02, SL_16_03 for the reason(s) specified below:-

1. The additional width and built mass would give the front elevation of the semi-detached dwellings an unbalanced appearance when viewed as a pair. Together both elements of the side extension would double the width of the original property, and, because of the drop in levels and the incorporation of the raised plinth, they would have a three storey presence that would come within 2 metres and loom over its adjacent detached neighbour, creating a rather odd and overly dominant feature within the street scene. Without any separation or visual break between each of the properties, some 30 metres of roadside frontage, which would include the applicant's property and its two adjacent neighbours, would present a terracing impact with a very disjointed row of built form that lacks design cohesion. The proposed extension therefore, has not been designed to respect the site and its surroundings and does not promote a positive sense of place and identity because it would be of a disproportionate scale and not relate well to the character and appearance of the host dwelling and the other properties in the street scene. Ultimately the proposed development would not reinforce local distinctiveness by positively contributing to and complementing the character of the area and it would contravene Development Principle SS1 and Design Policy DC1 of the Staffordshire Moorlands Core Strategy and Paragraphs 1-17 and Section 7 'Design' of the National Planning Policy Framework.

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Informatives

1. It is considered that by reason of the size and design approach taken with the proposal the objections were fundamental and the identified harm could not be addressed with amendments within the context of this application. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested. The development is an unsustainable form of development.

X

Signed by: Jane Curley

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.
8.