STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr S J Poulson
Sande Property Design
18 Woodland Hills
Madeley
Crewe
Cheshire

Mr Jeffries
Elmwood
Longton Road
Stone
Staffordshire
ST15 8DL

Application no: SMD/2016/0539

Determined on: 09/12/2016

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
ALLAN HOUSE 53 UTTOXETER ROAD BLYTHE BRIDGE STAFFORDSHIRE ST11 9JG

Description of Development:
Proposed single storey rear extension with flat roof terrace

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: ARCH515-1, ARCH515-2, ARCH515-3, ARCH515-4, ARCH515-5, ARCH515-6 for the reason(s) specified below:-

1. The proposed extension, by virtue of its scale, would result in a disproportionate enlargement of the original building when considered cumulatively with previous extensions and this leads the proposal to amount to inappropriate development which is by definition, in Section 9 of the National Planning Policy Framework (NPPF), harmful to the openness of the Green Belt. Furthermore there are no very special circumstances which could be considered to outweigh the harm to the Green Belt or the operation of Green Belt policy. The proposal would not comply with the government planning guidance in the NPPF and would also therefore not comply with Policy SS6c (Other Rural Areas Area Strategy) of the Council's Core Strategy Development Plan Document (adopted March 2014) which requires adherence to Green Belt policy in NPPF.

2. The proposed extension, by virtue of its form and design, would not harmonise with the character and appearance of the original building and therefore does not comply with Policy DC1 (Design Considerations) of the Core Strategy or Section 7 (Requiring Good Design) of the NPPF.

3. The proposed roof terrace would lead to an unneighbourly form of development in this

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area due to the site being adjacent to a dwelling with rear garden at No.55 Uttoxeter Road. The Council considers this would give adjacent resident of this property the perception of being overlooked and would harm their residential amenities. The proposal would therefore not comply with Policy DC1 (Design Considerations) of the Core Strategy or Section 7 (Requiring Good Design) of the NPPF.

Informatives

1. 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.

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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