STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Geoff Rouane
Chartered Building Surveyor
33 Glandore Road
Weston Coyney
Staffordshire
ST3 5QW

Mr Checkett
457 Ash Bank Road
Werrington
Staffordshire Moorlands
ST9 0DT

Application no: SMD/2016/0538

Determined on: 23/12/2016

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
457 Ash Bank Road Werrington Staffordshire ST9 0DT

Description of Development:
Proposed first floor side extension over existing garage

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: site location plan at 1:1250; block/site plan at 1:500 and proposals drawing reference ABR 1b August 2016 for the reason(s) specified below:-

1. Policy SS6a of the Staffordshire Moorlands Core Strategy is concerned with the identified larger villages of the rural areas of the Staffordshire Moorlands including Werrington and aims to ensure that new development reflects and enhances each village's special character and heritage by inter alia "restricting the scale of new development" and "protecting and enhancing the setting of indvidual settlements". The proposed first floor side extension would abruptly disrupt the notable consistency of the spacing of the properties along this extended line of some 10 pairs of semi-detached houses on the north side of Ash Bank Road. The general uniformity of the line and the sense of openness beyond which emerges through the gaps between is a marked characteristic of this section and of significant value to the amenity of the street scene. The proposal would not contribute positively to the character of the area but would undermine this local distinctiveness and erode the sense of place failing to adequately respect the site and its surroundings and therefore fundamentally the proposal does not meet the requirements of policies SS6a and DC1 of the Staffordshire Moorlands Core Strategy.

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

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concerns and although advised of this conclusion 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.