STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Keeling
Foxgloves 14 Ash Tree Hill
Cheadle
Staffordshire
ST10 1UQ

Application no: SMD/2016/0758

Determined on: 10/02/2017

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
FOXGLOVES 14 ASH TREE HILL CHEADLE STAFFORDSHIRE ST10 1UQ

Description of Development:
Proposed side extension

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in the drawings titled 'Location Plan' and the drawings numbered 00583 AL(0)01 & 00583 L90)02 for the reason(s) specified below:-

1. The additional width and built mass of the proposed extension would give the front elevation of the dwelling an unusually wide and flat fronted elevation at first floor level. The resultant dwelling would lack shape and character and the consequent detriment to the street scene of wide unbroken mass would be exacerbated by the narrow easement gap and visual break between the extension and the side of the neighbour's property at 16. 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 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. This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 187 of the NPPF the Case Officer sought solutions to secure a development that improves the environmental conditions of the area and gave the applicant an opportunity to amend his proposal. The applicant felt unable to amend his proposal at this time and confirmed that he woud reconsider his options after the applciation had been determined.

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.