STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Rob Duncan
Rob Duncan Planning
70 Ferndale Road
Lichfield
Staffordshire
WS13 7DL

Mr Heath

Application no: SMD/2016/0671

Determined on: 07/04/2017

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
9 Conway Grove Cheadle Staffordshire ST10 1QG

Description of Development:
Outline planning permission with some matters reserved (except access and layout) for erection of detached dwelling and garage and new vehicular access

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: 8461 AL01B for the reason(s) specified below:-

1. The proposed development would represent an overdevelopment of this site, which would lead to an inappropriate and cramped form of development in an area characterised by high standards of privacy and spaciousness. This would represent inappropriate and insensitive infilling which would have a detrimental impact on the character and appearance of the site and its surroundings. Accordingly the proposed development would be contrary to policies SS1, SS5c, H1 and DC1 of the Core Strategy Development Plan Document (adopted March 2014), Chapters 6 and 7 of the National Planning Policy Framework and the Council's adopted Supplementary Planning Guidance Space About Dwellings Standards.

2. Furthermore, the proposed development would by virtue of its form and design fail to respond to the local character of the area and the two storey nature of the adjoining dwellings. It would therefore appear as an awkward and incongruous development which is out of context with the locality and fails to add to the quality of the area and whose close proximity result in an unsatisfactory living environment for future occupiers of the proposed development and harm the

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

amenity of the adjacent dwellings on Conway Grove due to non compliance with the Council's Space About Dwellings Standards and the interface between the proposed dwelling and the host building at 9 Conway Grove. Accordingly the proposed development would be contrary to policies SS1, SS5c, H1 and DC1 of the Core Strategy Development Plan Document (adopted March 2014), Chapters 6 and 7 of the National Planning Policy Framework and the Council's adopted Supplementary Planning Guidance Space About Dwellings Standards.

Informatives

The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no preapplication advice was sought before the application was submitted. Further discussions have taken place regarding the application which resulted in an amended plan being submitted however it did not overcome the Council's concerns and no solution was possible.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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.

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive