STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Andrew Evans
Lime Architecture Ltd
Park Lodge Buildings Bagots Park
Rugeley
WS`5 3ES

Mr Warke
42 Queen Street
Wolverhampton
WV1 1TX

Application no: SMD/2016/0614

Determined on: 23/06/2017

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

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:
Land adjacent 1 King Edward Street Cheadle Staffordshire ST10 1DG

Description of Development:
Proposed residential one person studio apartment.

In pursuance of their powers under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY REFUSE PERMISSION** for the development described in the above application, in accordance with plans ref: 2016-53-01
2016-53-02
2016-53-03 for the reason(s) specified below:-

1. This application presents an incongurous form of development that fails to relate to the character of the locality in terms of scale, density, character and design. This application is therefore contrary to Staffordshire Moorlands Core Strategy policy DC1 and Chapter 7 of the National Planning Policy Framework.

2. The proposed development by virtue of scale, siting and window positioning would present a substandard level of accommodation and residential amenity for the future occupiers of the unit that would signficantly fail to accord with Staffodshire Moorlands Core Strategy policy DC1 Chapter 7 of the National Planning Policy Framework and the Council's Space About Dwellings SPG.

Informatives

1. The proposed development is considered to be of a poor design that fails to relate to the application site or wider site context. The poposal presents an incongurous form of development that would significantly detract from the character and appearance of the locality. Additinally, the proposal presents a poor standard of amenity that fails to

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accord with expectations of the Staffordshire Moorlands. Accordingly, this application is considered to consitute an unsustainable form of development and as such fails to accord with the objectives of the National Planning Policy Framework.

2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. However, in this case it was not considered that a solution could be negotiated which would overcome the in principle objections and environmental and social harm identified above.

X B.J. Haywood

Signed by: Ben Haywood

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.