STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Natalie Hewitt
Hewitt & Carr Architects
2 - 4 Cross Street
Cheadle
Staffordshire
ST10 1NP

Mr & Mrs Ratcliffe
21 Glen Drive
Alton
ST10 4DJ

Application no: SMD/2017/0265

Determined on: 26th June 2017

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
21 Glen Drive Alton Staffordshire ST10 4DJ

Description of Development:
Two storey front extension

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: 00616/AL(0)02 for the reason(s) specified below:-

1. The proposed development is considered to constitute inappropriate and poor design by virtue of its scale and layout. It will dominate the frontage of the existing dwelling; and would poorly relate to and be out of keeping with the existing dwelling and other properties in the street scene; contrary to policies S1, SS1a and DC1 of the adoped Core Strategy, the Staffs Moorlands Design Principles SPD and Chapter 7 of the NPPF

2. The front principal bedroom window would face the existing principal windows of No.20 Glen Drive and fails to meet the required space standards set out within the Staffs Moorlands Space About Dwellings SPD. As such the proposal will result in an unacceptable adverse impact upon residential amenity contrary to policy DC1 of the adopted core strategy and paragraph 17 of the NPPF

Informatives

1. The application has been assessed against all relevant local development plan policies and other material considerations which includes Supplementary Planning Documents and the National Planning Policy Framework (NPPF). The application has

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been found to result in unacceptable adverse impacts relating to design and amenity and therefore constitutes unsustainable development within the context of paragraph 14 of the NPPF. It has not been possible to negotiate a solution which would overcome the environmental and social harm referred to 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.

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