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 Mrs Corbett
The Cottage
Hill Top
Brown Edge
ST6 8TY

Application no: SMD/2017/0030

Determined on: 22/08/2017

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
The Cottage, Hill Top, Brown Edge, Staffordshire ST6 8TY

Description of Development:
Alterations and extensions to dwelling and replacement outbuilding

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:

Planning 1A;
Planning 3,

for the reason(s) specified below:-

1. The application site is located within the Green Belt and as such development is strictly controlled. The size of the proposed extension (when considered cumulatively with previous additions) would result in disproportionate additions over and above the size of the original building, resulting in an overly long and bulky forwards projecting wing, out of scale with the existing building, consequently reducing openness and comprising inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, none of which have been demonstrated. The proposed development is therefore contrary to policies SS6c, DC1 and R2 of the Core Strategy Development Plan Document (Adopted 26th March 2014), Supplementary Planning Guidance 'Design Principles for Development within the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings' and the National Planning Policy Framework including Chapters 7: Requiring Good Design and 9: Protecting Green Belt Land.

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Informatives

1. Prior to the determination of the application the Council advised the applicant/agent of the concerns relating to the garage and the house extension. The garage proposal was reduced in size and the design amended however the applicants requested that the application be determined without amending the proposed house extension.

2. There are two errors contained within drawing 'Planning 3.' The footprint plan to the dwelling clearly shows a window within the gable end of the proposed first floor extension however the elevation drawing does not show this window. Furthermore, as the garage design has now been amended its footprint is now not correctly represented within the 'red edge'.

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.