STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Bruce Johnson
SMYTHEMAN ARCHITECTURAL SERVICES
12 High Street
Tean
Stoke-On-Trent
ST10 4DZ

Mr & Mrs Allen
The Old Barn
Highfields Farm
Upper Tean
ST10 4JW

Application no: SMD/2017/0452

Determined on: 07/09/2017

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Highfields Farm The Old Barn Riverside Road Upper Tean Staffordshire ST10 4JW

Description of Development:
Proposed extension to existing (disused) Barn footprint attached to Barn conversion style house.
The new extension shall use the original building footprint extended to second storey.

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:
PL01A
PL02A
9303C for the reason(s) specified below:-

1. The conversion of rural buildings into residential use is acceptable only where the building is suitable and worthy in physical, architectural and character terms for conversion, in accordance with Policy R2 'Rural Housing' of the Council's Core Strategy Development Plan document (adopted March 2014). Whilst the main part of the existing dwelling was considered to be acceptable in this respect, the adjacent store building to be converted and extended is not considered to be suitable and worthy of conversion and therefore does not comply with the policy. Furthermore, the particular modern and contemporary form, design and materials of the proposed extension do not respect the traditional rural character and appearance of the main part of the building and therefore do not comply with Policy R2 or Policy DC1 'Design Considerations' of the Core Strategy and the proposal is also therefore not in line with government planning guidance contained in Section 7 of the National Planning Policy Framework (NPPF) and advice contained with the Councils Adopted Supplementary Planning Guidance “Design Principles of Developpent in the Staffordshire Moorlands.

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Informatives

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

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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