STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Jonathan Hargreaves
EPOCH Architecture Ltd
22 Plover Drive
Biddulph
Staffs
ST8 7UJ

Mr & Mrs Smith
1 Highland Close
Biddulph Moor
Staffordshire
ST8 7LJ

Application no: SMD/2017/0679

Determined on: 18/12/2017

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
1 Highland Close Biddulph Moor Staffordshire ST8 7LJ

Description of Development:
Demolition of existing single storey extension to front of dwelling and construction of two storey front extension at first floor level. Single storey front extension to front elevation.

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:
P133 200B
P133 201B
P133 202B
P113 203B
P113 204B
P113 205B for the reason(s) specified below:-

1. The extension, by virtue of the, scale, height and siting of the two-storey element, would appear visually obtrusive in the street scene in an area characterised by dwellings set back from the road and which maintain significant open gaps between the front walls and the road. The extension would be out of keeping and harmful to the character and appearance of the surrounding area and would not harmonise with it, contrary to Policy DC1 'Design Considerations' of the Council's adopted Core Strategy Development Plan Document. The proposal would also not comply with Section 7 'Requiring Good Design' of the National Planning Policy Framework (NPPF).

2. The proposed extension, would result in the further extension of the south-east flank wall, leading to the flank wall appearing excessively long and bulky and this would not harmonise with the design and appearance of the dwelling and would also add significantly to the visual

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prominence of the dwelling when viewed from the south-east on Highland Close. This would further harm the character and appearance of the area contrary to Policy DC1 of the Core Strategy and Section 7 of the NPPF.

3. The proposal, by virtue of the repositioning of the entrance to the house from the front to the side would be out of keeping with the surrounding housing development which comprises dwellings with identifiable front elevations facing the road. This would not harmonise with the design of the dwelling and would cause further harm to the character and appearance of the area contrary to Policy DC1 of the Core Strategy and Section 7 of the NPPF.

Informative

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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