STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Robert Williams
Construction Drafting Services
Spitfire Way
Tunstall
ST6 5XQ

Mr Shaw
The Paddock 150A Congleton Road
Biddulph
Staffordshire
ST8 6QN

Application no: SMD/2017/0654

Determined on: 5th January 2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
The Paddock 150A Congleton Road Biddulph Staffordshire ST8 6QN

Description of Development:
Alterations and extension to create (1) self contained granny annexe to the ground floor of the existing property (2) with further, self contained living accommodation provided at first floor and second floor levels & single storey side 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:
PL01
PL02
PL03
PL04
Location plan for the reason(s) specified below:-

1. The proposed development would constitute overdevelopment of the plot, resulting in an incongurous form of development that would signficantly detract from the prevailing streetscene character, contrary to Staffordshire Moorlands Core Strategy policy DC1 and Chapter 7 of the National Planning Policy Framework.

2. The proposed development owing to its positioning and proximity relative to neighbouring properties to the north, east, south and west would result in an unacceptable overbearing impact and loss of amenity, contrary to Staffordshire Moorlands Core Strategy DC1 and Chapter 7 of the National Planning Policy Framework.

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Informatives

1. The proposed development does not constitute a sustainable form of development contrary to the objectives of the NPPF.
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, it was not considered that amendments could be secured which would overcome the 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.

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