STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Phil Boardman
16 Kingfisher Crescent
Cheadle
Staffordshire
ST10 1RZ

Mr Thornton
20 School Drive
Staffordshire
ST10 3DQ

Application no: SMD/2018/0068

Determined on: 19/04/2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
20 School Drive Oakamoor Staffordshire ST10 3DQ

Description of Development:
Extension to form larger lounge & hall with shower room, bedroom extensions over and rear kitchen/dining 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:

Drg No 125/178/1;
Drg No 125/178/2;
Drg No 125/178/3

for the reasons specified below:-

1. The two-storey front extension will have a harmful visual impact upon the appearance of the terraced row of dwellings and street scene by interrupting the simplicity and uniformity of the staggered terrace as well as the uniformity of the windows and doors within the front elevations of each property. The proposed two storey extension would not be a subordinate addition, would not respect the height and proportions of the existing dwelling and would not result in a design benefit to either the application property itself or the wider area. The application is therefore contrary to policies SS1, SS1a and DC1 of the Core Strategy Development Plan Document, Supplementary Planning Guidance 'Design Principles for Development within the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings,' Supplementary Planning Document 'Staffordshire Moorlands Design Guide' and the National Planning Policy Framework including section 7: Requiring Good Design.

2. By reason of its projection, height and close proximity to the boundary the two-storey

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front extension would have a harmful, overbearing and oppressive impact upon the amenity of the occupants of number 18 School Drive Oakamoor. The application is therefore contrary to policy DC1 of the Core Strategy Development Plan Document, Supplementary Planning Guidance 'Space About Dwellings' and the National Planning Policy Framework including section 7: Requiring Good Design.

Informative

1.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.

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.