STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Baker
19 Meadow Drive
Stoke-on-Trent
Staffs
ST10 1EQ

Application no: SMD/2018/0103

Determined on: 19th April 2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
19 Meadow Drive Cheadle Staffordshire ST10 1EQ

Description of Development:
Construction of detached dormer bungalow and intergal garage.
Construction of boundary wall between plot and no:19 meadow drive.
Vehicular and pedestrian access.
Paved driveway and parking.

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: Location Plan; Site Plan; Ground Floor Plan 1A; First Floor Plan 2A; Proposed Elevations 3A; Site Plans 4A; for the reason(s) specified below:-

1. The proposed dwelling, due to its relationship with neighbouring development and positioning with the site, will result in harm to the residential amenity of No.19 Meadow Drive and future occupiers of the proposed dwelling, contrary to Policy DC1 of the adopted Core Strategy, and 'Space About Dwellings' SPD. This adverse harm significantly and demonstrably outweighs the modest benefits of the application, and therefore constitutes an unsustainable form of development, contrary to Policy SS1a of the Core Strategy and Paragraph 14 of the NPPF

2. The proposed development does not include adequate parking provision for a 3 bedroom dwelling in line with the Council's Parking Standards set out within the Submission version of the Draft Local Plan. The proposed plan also shows that there is insufficent space to accommodate a car in front of the proposed garage. This will result in parking being displaced onto the public highway and harm to highway safety, contrary to Policy T1 of the Core Strategy and Paragraph 32 of the NPPF

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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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