STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Rob Duncan
Rob Duncan Planning
70 Ferndale Road
Lichfield
Staffordshire
WS13 7DL

Birchendel Holdings
C/o Agent

Application no: SMD/2018/0168

Determined on: 25/04/2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Land on N.E Side of Rivendeall Lane Leek Staffordshire

Description of Development:
Erection of 2 No. Detached Two-Storey Dwellings resubmission of SMD/2017/0038

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. 1448-04-A;
Drg No. 1448-21;
Drg No. 1448-22;
Drg No. 1448-23;
Drg No. 1448-24;
Drg No. 1448-25;

for the reason(s) specified below:-

1. The positioning of two dwellings on the site results in an overdeveloped plot which is out of keeping with the identified spacious character and appearance of the surrounding area. By reason of the bulk (including height) and positioning of the dwelling within Plot 1 the application would result in a development which would fail to improve or enhance the visual amenities of the surrounding area. The proximity of the Plot 1 dwelling house to the highway, together with the wide road frontage and raised site land levels would result in the proposed development appearing as an incongruous and imposing built feature within an otherwise open and spacious area to the detriment of the street scene and character of the surrounding area. The application is therefore contrary to policies SS1a and DC1 of the Core Strategy

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Development Plan Document (26th March 2014) and the National Planning Policy Framework including chapter 7 'Requiring Good Design.'

X

Signed by: Jane Colley

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.