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

Mr & Mrs Daniels
Freshwater House
Macclesfield Road
Leek
ST13 8PW

Application no: SMD/2017/0724

Determined on: 27/04/2018

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

# REFUSAL OF PLANNING PERMISSION

**Location of Development:**
Freshwater House Macclesfield Road Rudyard Leek Staffordshire ST13 8PW

**Description of Development:**
Extension and alteration of dwellinghouse

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:

17-026 AL(0)01;
17-026 AL(0)02;
17-026 AL(0)03 Rev E;
17-026 AL(0)04 Rev F;

for the reason(s) specified below:-

1. The application proposes significantly sized extensions which, due to their overall bulk (including height, width and depth) would completely subsume and obliterate the simple appearance of the existing dwelling and would not comply with the council's design requirements of additions being subordinate in size so that the original building dominates. Furthermore the extensive glazing within the two-storey front extension does not comply with adopted design guidance which states that uncomplicated window arrangements should be sought in addition to the requirement that there is a strong solid to void window ratio. The application proposes a form of development which is excessively sized, and would be a visually imposing and incongruous building readily visible from the public domain which would harm the rural character and environmental quality of the area of which this site forms a part. The application is therefore contrary to The National Planning Policy Framework including Section 7: Requiring good design, policies SS1, SS1a, SS6c, DC1, DC3, R1 and

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R2 of the Core Strategy Development Plan Document (Adopted 26th March 2014), Supplementary Planning Guidance: Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings and the Staffordshire Moorlands Design Guide (Supplementary Planning Document).

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.