STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Alan Newby
PME Planning Services
Townend Townsend Lane
Waterhouses
Staffordshire Moorlands
ST10 3HZ

Mr & Mrs Simpson
Garden Cottage School Green
Ipstones
ST10 2LX

Application no: SMD/2018/0111

Determined on: 11/05/2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Garden Cottage, School Green Ipstones Staffordshire ST10 2LX

Description of Development:
Construction of Garden Room

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: Site Location Plan; Proposed Block Plan 3.1 Rev 1; Proposed Plans & Elevations 5.1 Rev 1; for the reason(s) specified below:-

1. The proposed development will result in significant adverse harm to the character and appearance of the existing dwelling, the terrace as a whole and wider street scene, by virtue of its scale, massing, design, fenestration and positioning on the building and its prominent sensitive location within the centre of Ipstones Village; contrary to Policies SS1 and DC1 of the adopted Core Strategy, Staffs Moorlands 'Design Principles' SPD, and Chapter 7 of the NPPF. This adverse harm significantly and demonstrably outweighs the benefits of the application and thereby constitutes an unsustainable form of development, contrary to Policy SS1a of the Core Strategy and Paragraph 14 of the NPPF.

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X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council

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

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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.
8.