STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr J Pryszlak
Mill House Springs Bank
Stoke On Trent
ST9 9JR

Mr & Mrs Shenton
Red Ridge Clewlows Bank
Stockton Brook
Staffordshire
ST9 9LN

Application no: SMD/2018/0072

Determined on: 21ST May 2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Red Ridge Clewlows Bank Stockton Brook Staffordshire ST9 9LN

Description of Development:
Proposed raising of existing ridge and single storey rear extension (Re-submission of SMD/2017/0523)

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
Existing Plan and Elevations 1710-01
Proposed Plan and Elevations 1710-02A
Design and Access Statement f

or the reason(s) specified below:-

1. The proposed development is considered to be inappropriate development in the Green Belt (disproportionate additions over and above the original dwelling). The excessive increase in built form would impact on the openness of the Green Belt. There are no very special circumstances that outweigh the harm identified. The proposed development therefore does not accord with Core Strategy policy SS6c or section 9 of the NPPF.

2. The proposed extensions would result in the overall extensions to the property being out of scale with the host dwelling and therefore detrimental to the character of the area. As such the proposed development does not accord with Core Strategy policies SS1, DC1, DC3, R2 and the SPD 'Design Principles for Development in Staffordshire Moorlands' or section 7 of the NPPF.

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Informative

1. The Agent and applicant have been informed of the concerns the Officer has re appraisal of the application. Unfortunately, it has not been possible to overcome the environmental harm identified – principle objection – or to identify Very Special Circumstances to outweigh that harm. Paras 186 and 187 of the NPPF have been adhered to.

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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