STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Jess Grzegorzer
A-Z Design
223 High Street
Stoke On Trent
Staffordshire
ST6 5EG

Mr Chatterton
113 Leek Road
Cheadle
ST10 2EF

Application no: SMD/2018/0240

Determined on: 30/08/2018

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

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:
2 Breach Road, Brown Edge, Staffordshire. ST6 8QG

Description of Development:
Outline permission with some matters reserved (exemption of access, layout & scale) - Resubmission scheme of SMD/2017/0697 providing single storey, detached, two-bedroom bungalow.

In pursuance of their powers under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY REFUSE PERMISSION** for the development described in the above application, in accordance with plans ref: Sheet 1 of 2; Topographical Survey and Section. for the reason(s) specified below:-

1. The proposed development by reason of its layout, scale and location would constitute overdevelopment of the plot and compromise the openness of the Breach Road frontage to the significant detriment of the character and appearance of the site and its immediate surroundings. It would introduce a building which would be at odds with the scale of its surroundings by being seen in the context of two-storey developments. The application is therefore contrary to policies SS1, SS1a, SS6a, H1 and DC1 of the Core Strategy Development Plan Document (26th March 2014), Staffordshire Moorlands Design Guide and the National Planning Policy Framework (July 2018) section 12.

2. The proposal would significantly lack internal amenity space and can not demonstrate sufficient suitable, private, external amenity space by reason of its corner plot location and would result in an ability for unacceptable overlooking from the public domain and would therefore provide an insufficient standard of amenity for future occupants. The application is therefore contrary to policies SS1, SS1a, SS6a, H1 and DC1 of the Core Strategy Development Plan Document (26th March 2014), Space About Dwellings (SPG), the

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National Planning Policy Framework (July 2018) section 12 and Department for Communities and Local Government: Technical housing standards - nationally described space standards.

3. The new dwelling would have an intrusive, overbearing and unneighbourly relationship with numbers 2 and 4 Breach Road and would result in a detrimental impact on their residential amenity. The application is therefore contrary to policies SS1, SS1a, SS6a, H1 and DC1 of the Core Strategy Development Plan Document (26th March 2014), Space About Dwellings (SPG) and the National Planning Policy Framework (July 2018) section 12.

Informative

1. The application has been assessed against adopted Development Plan policies (including paragraph 38 of the National Planning Policy Framework - July 2018) and any other material planning considerations. For the reasons above the application is considered tobe an unsustainable form of development.

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.