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

Mr Jonathan Hargreaves
Epoch Architecture Ltd
22 Plover Drive
Stoke on Trent
Staffordshire
ST8 7UJ

Mr Gibson
Meadow View Well Lane
Gillow Heath
ST8 6QU

Application no: SMD/2018/0463

Determined on: 13th September 2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Meadow View Well Lane Gillow Heath Staffordshire ST8 6QU

Description of Development:
Proposed single storey extension to existing lounge. Alterations to existing roof to raise ridge height and provide room-in-the-roof accomodation. New vehicular access point from Well Lane and alterations to existing levels inside site to provide new garage below front garden

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: P134 - 207 LOCATION PLAN; P134 - 202D PROPOSED GROUND AND FIRST FLOOR PLANS; P134 - 203F PROPOSED ELEVATIONS SHEET 1; P134 - 204E PROPOSED ELEVATIONS SHEET 2; P134 - 205E EXISTING AND PROPOSED SITE PLANS AND PROPOSED BLOCK PLAN; P134 - 206E EXISTING AND PROPOSED STREETSCENES for the reason(s) specified below:-

1. The proposed basement garage aspect of the development and associated excavation of the site will continue ton represent over development resutling in a heavily engineered and contrived form of development which would, by virtue of its scale, form and design, be read as an incongrous feature which will result in significant adverse harm to the overall character and appearance of the street scene; in direct conflict with policies SS1 and DC1 of the Staffordshire Moorlands Core Strategy and paragraphs 124 and 127 of the NPPF; thereby resulting in an unsustainable form of development contrary to policy SS1a of the Staffordshire Moorlands Core Strategy and paragraph 11 of the NPPF

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Informative

1. The application has been assessed and determined against all relevant local development plan policies and other material considerations which includes the NPPF. The application has been found to represent an unsustainable form of development and in line with paragraph 11 of the NPPF has been refused.

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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