STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Smytheman Architectural Services
High Street
Stoke-on-Trent
Staffs
ST10 4DZ

Mrs Barker
Home Glen
Uttoxeter Road
Lower Tean
ST10 4LN

Application no: SMD/2018/0751

Determined on: 24th January 2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Home Glen, Uttoxeter Road Lower Tean Staffordshire ST10 4LN

Description of Development:
Proposed extension to ground floor and new pitched roof to form one gable with additional extension to first floor level forming new W.C and boiler store

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:

BBUB-SA-XX-XX-DR-A-0101 REV S1;
BBUB-SA-XX-XX-DR-A-0102;
BBUB-SA-XX-XX-DR-A-0201;
BBUB-SA-XX-XX-DR-A-0202 REV S1;
BBUB-SA-A-0301;
BBUB-SA-A-0402;
BBUB-SA-XX-XX-DR-A-0401.

for the reason(s) specified below:-

1. The proposed extension is considered to be of a poor design in relation to the existing brick dwelling. The overly wide gable and overall additional bulk would result in an extension which is disproportionately sized both in terms of its width, depth and gable proportions when compared to the main dwelling. The ridge height and raised eaves (at first floor store room level) sit awkwardly against the existing building with the new roof bulk interrupting and overlapping the simple upper floor eaves line on the rear elevation. Furthermore the proposed timber cladding is an unnecessary feature, there is no tradition of external timber cladding within the Staffordshire Moorlands. The application is therefore contrary to policy DC1 of the Core Strategy Development Plan Document (2014), Supplementary Planning

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Guidance in the form of Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings, the Staffordshire Moorlands Design Guide (Supplementary Planning Document) and the National Planning Policy Framework including section 12.

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.