STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Tom Withers
Connect Planning And Design
95 Hassall Road
Alsager
Stoke on Trent
ST7 2HP

Mr Porter
Rosebank Cottage
Dunwood Lane
Longsdon
ST9 9QW

Application no: SMD/2019/0067

Determined on: 8th April 2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Rosebank Cottage, Dunwood Lane, Longsdon, Staffordshire, ST9 9QW

Description of Development:
Enlargement of the dwellinghouse consisting of the addition of a carport that extends from the side elevation with a full pitched tiled canopy roof and adjoins to the side of a previously detached garage; a glazed porch to the rear elevation; and a new timber balcony to a bedroom.

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown on drawings numbered 310119 003 P0 & 310119 004 P1 that were submitted with the application, for the reason(s) specified below:-

1. The development is in the Green Belt. It has resulted in further disproportionte additions over and above the size of the original building both because it is, in itself, another extension and also becuase it has had the effect of adding an adjacent building by joining up and linking to an existing detached garage. The closed list of exceptions at paragrpah 145 of the National Planing Policy Framework (the NPPF) does not provide for this type of development in the Green Belt and as such it is 'inappropriate'. Inappropriate development is, by definition, harmful and that harm to the Green Belt must be attributed substantial weight. The harm to the Green Belt is not clearly outweighed by other considerations and there are not very special circumstances associated with the development. The development does not therefore comply with the Green Belt tests set out at Chapter 13 of the NPPF.

Informatives

The dwellinghouse has previously been extended quite considerably and the development which forms the subject of this application has already been carried out. There is, therefore, no way that the proposal can be revised to make it acceptable. In the spirit of paragraph 38

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of the NPPF the applicant was asked whether there were any special circumstances or considerations that he felt should be taken into account.

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.