STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Jonathan Hargreaves
Epoch Architecture Ltd
22 Plover Drive
STaffs
ST8 7UJ

Mr Gibson
Meadow View Well Lane
Gillow Heath
ST8 6QU

Application no: SMD/2019/0059

Determined on: 10th 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:
Meadow View Well Lane Gillow Heath Staffordshire ST8 6QU

Description of Development:
Single storey rear extension, alterations to existing roof to raise ridge heights and provide 3 new bedrooms at first floor level . Proposed front extension for provision of integral garage. New vehicular access point from Well Lane.

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: for the reason(s) specified below:-

1. The proposed change to the roof pitch and increase in height of the front gable will disrupt the well proportionate staggered building line and uniformity of properties to the north of Well Lane; thereby resulting in significant and demonstrable harm to the character and appearance of the street scene; contrary to Policies SS1 and DC1 of the Core Strategy, the Staffs Moorlands 'Design Principles' SPD, and paragraph 127 of the NPPF

2. The proposed single storey garage extension would result in an odd and contrived form of development which coupled with the inclusion of the garage door, would appear as an incongrous feature from the street scene; thereby constituting a poor form of design which would result in significant and demonstrable harm to the character and appearance of the dwelling and the street scene; contrary to Policies SS1 and DC1 of the Core Strategy, the 'Design Principles' SPD, and paragraph 127 of the NPPF

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Informatives

The LPA has worked constructively with the applicant's agent to address outstanding planning issues to achieve a sustainable form of development. Unfortunatley, the applicant has chosen not to take the advice of the Case Officer and as such the application has been refused for reasons as stated above.

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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