STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Rob Duncan
Rob Duncan Planning
70 Ferndale Road
Lichfield
Staffordshire
WS13 7DL

Mr Whiston
C/O Agent

Application no: SMD/2018/0733

Determined on: 10/04/2019

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

# REFUSAL OF PLANNING PERMISSION

**Location of Development:**
Former Stable Building Hollington Road Winnothdale Staffordshire ST10 4HB

**Description of Development:**
Proposed change of use of former stable building to form 1no. dwelling

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:
00608 AL001
00608 AL002 revision C
00608 AL003 for the reason(s) specified below:-

1) The application site lies outside a defined Settlement boundary and within the open countryside. Policy SS1 (amongst other things) expects new development to provide easy access to jobs, shops and transport services and to contribute towards a reduction in carbon emissions. Policy T1 similarly states that the Council will promote and support development which reduces the reliance on the private car for travel journeys and reduces the need to travel generally. The application site is remote from services and facilities. As a result the majority of trips from the development would be car borne. Notwithstanding the limited economic contribution that a single dwelling would make and the fact that it would deliver a dwelling in circumstances of a significant housing undersupply, the environmental harm and conflict with Polices SS1 and T1 of the adopted Core Strategy and the NPPF is considered to be outweighing in this case.

2) As an isolated dwelling the proposal does not meet the tests of NPPF paragraph 79 as either a rural worker dwelling or one that would make use of a redundant building and enhance its immediate setting but as a result of the urbanising influences of creating a dwelling would in fact harm the rural character of the location contrary to policies SS6c, R1, DC1 and DC3 adopted Core Strategy and the NPPF.

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3) The internal ground floor area of the proposed dwelling scales from drawing 00608 AL(0)02 revision C at 46.32 sq m and as such fails to meet the Government's Nationally Described Space Standard as referenced at NPPF 127(f) footnote 46 which would expect a minimum of 50sq m. Accordingly it would provide a poor standard of residential amenities for future occupiers contrary to Policies H1 and DC1 of the adopted Core Strategy and the provisions of the NPPF.

**Informatives**

1. The application has been determined in accordance with Policies: SS1; SS1a; SS2; SS4; SS6c; SD1; SD4; H1; DC1; DC3; C1; R1; R2; NE1 and T1 of the Core Strategy Development Plan and the NPPF.

2. This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 38 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

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.