STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Miss Hartley
1 The Villas
Uttoxeter Road
Draycott in the Moors
ST11 9AQ

Application no: SMD/2019/0180

Determined on: 15th May 2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
The Villas 1 Uttoxeter Road Draycott In The Moors Staffordshire ST11 9AQ

Description of Development:
Ground and first floor extension to existing dwelling to form enlarged kitchen/ diner and two additional bedrooms and bathroom

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: 1 of 4, 2 of 4, 3 of 4 and 4 of 4 for the reason(s) specified below:-

1. The proposed extensions would be disproportionate to the original dwelling and as such constitutes an inappropriate form of development in the Green Belt. No very special circumstances have been presented and accordingly this application is contrary to Chapter 13 of the National Planning Policy Framework and policies SS6c and R2 of the Adopted Staffordshire Moorlands Core Strategy.

2. The proposed development fails to respect the scale, character and form of the original dwellinghouse. The proposed extension by virtue of its scale and design would result in an incongruous and over-dominant form of development that would significantly harm the character and appearance of the original dwellinghouse, contrary to Chapter 12 of the National Planning Policy Framework, policy DC1 of the Adopted Staffordshire Moorlands Core Strategy and the Council's Adopted Design SPD.

Informatives

This application has been determined having regard to NPPF paragraph 38. The Council does not consider that minor amendments could be secured to address the fundamental

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

objection to this proposeal. As such amended plans have not been sought. This application fails to constitute a sustinable form of development, contrary to the National Planning Policy Framework.

X Rachael Simpkin

Signed by: rachael.simpkin

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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.

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

8.