STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Robert McGuinness
RLM Associates
11 Ashdale Road
Leek
Staffordshire
ST13 6QZ

Mr & Mrs Keates
39 Moorland Road
Leek
ST13 5BN

Application no: SMD/2019/0259

Determined on: 18/06/2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
39 Moorland Road Leek Staffordshire ST13 5BN

Description of Development:

Single storey side extension fronting road.

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:

RLM913/1;
RLM913/2 Rev B;
RLM913/3;

for the reason(s) specified below:-

1. All developments should be well-designed, be of a high quality and respect the site and its surroundings whilst promoting a positive sense of place and identity. Developments should function well, add to the overall quality of the area and be visually attractive. By reason of its flat roof and visually prominent, elevated location at the junction of Moorland Road and Pitcher Lane the proposed extension is considered to be of a poor design when viewed in the context of the existing pitched roof dwelling and wider residential area. The extension would result in an unacceptable and visually intrusive form of development within the street scene at this point. Extensions should harmonise and integrate well with the parent building not only in terms of their shape but also materials. The proposed extension would have both render and brick faced walls, the combination of which would look odd and out of place with the visually dominating brick façade which is viewed from Pitcher Road. The application is therefore contrary to policy DC1 of the Core Strategy Development Plan

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Document (March 2014), Supplementary Planning Guidance: Design Principles for Development in the Staffordshire Moorlands, the Staffordshire Moorlands Design Guide (Supplementary Planning Document) and the National Planning Policy Framework including section 12 'Achieving well-designed places.'

Informative

1. The application has been assessed against adopted Development Plan policies (including paragraph 38 of the National Planning Policy Framework - February 2019) and any other material considerations. Amended plans have not been requested as it is not considered that any minor alterations could be made to make the scheme acceptable.

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.