STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Sammons Architectural
10 Cawdry Buildings
Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mr Greene
Rock Cottage Nursing Home
Breach Road
Brown Road
Staffordshire
ST6 8TR

Application no: SMD/2017/0651

Determined on: 21/06/2019

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

# REFUSAL OF PLANNING PERMISSION

**Location of Development:**
ROCK COTTAGE NURSING HOME, BREACH ROAD BROWN EDGE STAFFORDSHIRE ST6 8TR

**Description of Development:**
Proposed single storey extension on front/side elevation following demolition of existing conservatory

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:

2017-2221-01;
2017-2221-02 Rev A;
2017-2221-03;

for the reason(s) specified below:-

1. The application site is located within the Green Belt where development is strictly controlled. The size of the proposed extension (when considered cumulatively with previous significantly sized additions) would result in undisputable disproportionate additions to the original building consequently reducing openness and comprising inappropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, none of which have been demonstrated. Extensions should harmonise and integrate well with the parent building, be subordinate in terms of size and massing and ensure that the original building dominates; this scheme (together with previous additions) further erodes the original appearance of the buildingThe proposed extension is not considered to be of a sympathetic design and by reason of its size (including height depth and width) and positioning on the front elevation of

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the building, it would not relate well to, and would mask much of, the mock-tudor style frontage of the building at this point. The proposed development is therefore contrary to policies SS1, SS1a, SS6c, DC1 & R1 of the Core Strategy Development Plan Document (Adopted 26th March 2014), Supplementary Planning Guidance 'Design Principles for Development in the Staffordshire Moorlands,' the Staffordshire Moorlands District Council Design Guide (Supplementary Planning Document) and the National Planning Policy Framework including sections 12: Achieving well-designed places and 13: Protecting Green Belt Land.'

**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. The proposed extension, together with previous additions to the building, results in disproportionate additions over and above the size of the original building. It is considered that no amendments could be made to the proposal to overcome the inappropriate Green belt development and therefore a revised scheme was not sought.

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.