STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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

Davis
C/O Agent

Application no: SMD/2019/0258

Determined on: 25.06.2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
401, Cheadle Road, Cheddleton, Staffordshire, ST13 7BH

Description of Development:
Erection of single detached dwelling

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown and detailed in drawings numbered 2019-2402-03 'C' and 2019-2402-02 'C' for the reason(s) specified below:-

1. The proposed dwelling would, because of its siting, size, height, design and appearance on a limited plot area to the side of two modest semi detached cottages, have an awkward arrangement that would appear as an over intensive, cramped form of development, that would appear odd and prominent in the street scene. The proposed dwelling would relate poorly to the character and appearance of the adjacent dwellings that are currently most prominent in the street scene, presenting to the roadside, and dictating the character and appearance of the locality. The development would be inconsistent with the spacing, rhythm character and appearance of the other dwellings in the street scene and harmful to the character and appearance of the area. The proposed development therefore would conflict with Policy DC1 and DC3 of the Staffordshire Moorlands Core Strategy Development Plan Document (26th March 2014) (the Core Strategy) which state amongst other things that new development should be of high quality, add value to the local area, be designed to respect the site and its surroundings, and respect and enhance local landscape character and settlement setting. It would also conflict with the principles of chapter 12 "Achieving well-designed places" of the National Planning Policy Framework (the NPPF) as well as the provisions of the Staffordshire Moorlands Design Guide.

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2. The proposed development fails to make adequate provision for the parking, turning and manoeuvring of vehicles within the site. In the absence of an acceptable layout, the proposed development would result in vehicles having to manoeuvre onto the footway to the detriment of highway safety. The development therefore fails to comply with Policy DC1 and T1 of the Staffordshire Moorlands Core Strategy Development Plan Document (26th March 2014)and the National Planning Policy Framework.

3. The NPPF states that good design is a key aspect of sustainable development. The development would cause harm to the character and appearance of the area, and highway safety contrary to Core Strategy Policies T1, DC1 and DC3 and the NPPF. There would be a small social benefit in the provision of a housing unit and economic advantages would arise from the construction of a new house and the proposal would make a very modest contribution towards housing numbers. However, the harm that the proposed development would cause to the character and appearance of the area would be both significant and lasting. This adverse impact significantly and demonstrably outweighs the very modest benefits that would be derived from the development.

Informatives

The proposed scheme could not be revised to mitigate or resolve those concerns raised without fundamentally redesigning the dwelling type and its positioning within the plot. Whilst the spirit of paragraph 38 of the NPPF is acknowledged, the Local Planning Authority were unable to propose any amendments to overcome these concerns.

X

Signed by: JaneC

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.