STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Steven Marshall
Cartwright & Gross
Golden Lion 89 Middle Hillgate
SK1 3EH

Mr and Mrs Wain
The Fox
Beat lane
SK11 0RU

Application no: SMD/2019/0291

Determined on: 12.07.2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
The Fox, Beat Lane, Rushton Spencer, Staffordshire, SK11 0RU

Description of Development:
Single storey extension to rear and side of property.

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 on plans ref: 765/201 'B' for the reason(s) specified below:-

1. The existing building is a stone 19th Century Inn that was converted to a dwelling sensitively within the simple original form of the builidng, with work that was respectful of the vernacular style and appearance of the building. The building contributes and is intrinsic to the areas heritage and the character and appearance of the rural locality. In these regards the building is considered to have significane as a 'non designated heritage asset'. Breaking open an end gable by removing structural support and a stone corner only to open the interior to a glazed wrap around structure, would weaken the strength and presence of the gable to the detriment of the buildings character and integrity. The gable does have a roadside presence and the glass box extension would be apparent from certain aspects, despite the position of an overgrown laurel hedge. The addition would appear as a rather odd form of development that would not relate well to the materials, form, character or design of the original builidng, to the detriment of its heritage significance and the character and appearance of the rural locality. The design of the proposal therefore, to insensitively alter and extend a successfully converted building does not comply with the adopted 'Staffordshire Moorlands design guide' SPD and the development would be contrary to policies SS6c, R1, R2, DC1, DC2 and DC3 of the Staffordshire Moorlands Core Strategy and Sections 2, 12, 15 and 16 of the NPPF. There are no public benefits or other considerations that would outweigh the harm that has been idenified above.

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Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. The type of development that the planning authority might consider supporting would be some way from a form of development that would meet with the applicants aspirations, this much was apparent and thus no amendments to the application were requested.

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.