STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Adam Gregory
Forefront Development Consulting
4 Ridge House Ridge House Drive
Stoke-on-Trent
Staffordshire
ST1 5SJ

Miss Ahmed
1 Willfield Court
Brown Edge
ST6 8RY

Application no: SMD/2019/0301

Determined on: 16th July 2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Willfield Court, 1 Willfield Lane, Brown Edge, Staffordshire, ST6 8RY

Description of Development:
Addition of a Front balcony

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 the drawings numbered 19-MA-03 and19-MA-03'A' for the reason(s) specified below:-

1. The balcony addition would result in an awkward form of development with the appearance of a suspended glass box that does not relate well to the character, appearance and architecture of the dwelling or the surrounding development. The gable end presents to the roadside as a prominent principal elevation, and the introduction of the development would in turn be to the detriment of the character and appearance of the area. The development would be contrary to Strategy SS6a and policy DC1 of the Staffordshire Moorlands Core Strategy and fails to observe the guidance set out in the adopted 'Design Guide' SPD. The development would also be at odds with section 12 'Achieving Well Designed Places' of the NPPF.

2. While the balcony would not result in the direct overlooking of private amenity space, it would provide vantage and rather intrusive surveilance of a diriveway that is shared and provides access to a number of other dwellings behind that of the applicant's. The perception of being overlooked or under surveilance as the other residents approach and pass beneath the balcony would be harmful to the enjoyment of their dwellings and therefore, their residential amenity. The development would be contrary to Strategy SS6a and policy DC1 of the Staffordshire Moorlands Core Strategy and fails to observe the guidance set out in the adopted 'Design Guide' SPD. The development would also be at odds with section 12

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'Achieving Well Designed Places' of the NPPF.

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

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

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