STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Hewitt & Carr Architects
17-19 Leek Road
Cheadle
Staffordshire
ST10 1JE

Mr and Mrs Edwards
Houghwood Bottom Farm
Stanley Road
Stockton Brook
ST9 9LL

Application no: SMD/2019/0365

Determined on: 23/08/2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Houghwood Bottom Farm Stanley Road Stockton Brook Staffordshire ST9 9LL

Description of Development:
Single storey extension with porch & alterations.

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:
00893 PL(0)01 site as existing
00893 AL(0)02 rev B
00893 AL(0)03 for purposes of site red edge and location only

for the reason(s) specified below:-

1. The proposed additions amounting to some c.24m2 in plan area externally measured taken together with known previous additions found in plan area to total c.96m2 would, when combined, represent an additional 122m2 on an original building of c.79m2 and thus represent an increase of c.150%. The proposal would therefore result in disproportionate additions over and above the size of the original building contrary to NPPF section 13 and specifically NPPF paragraph 145 and there being no very special circumstances would be contrary also to paragraph 143 and for these reasons the proposal is contrary to SMDC adopted core strategy policy SS6c and to policies SS1 and SS1a as not representing sustainable development.

2. For reasons of design the proposed scheme is found contrary to core strategy policy DC1 and in turn the NPPF in particular section 12 with the side extension to the north found to create a significant imbalance in the overall layout particularly in the public views of this prominent building seen from sections of Stanley Road from the South West and from other public vantages including the public rights of way network; the fenestration and elevational detail of the north facing aspect is also found at odds with the overall building and its rural location; the porch off the South East corner which

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would be seen from the public road to the south is also found awkward in design with a valley roof link and gable apex glazing and therefore also judged contrary to SMDC adopted core strategy policy DC1, the adopted Staffordshire Moorlands Design Guide and the NPPF.

Informatives

Prior to the determination of the application the Council advised the applicant that the principle of such development is unsustainable and does not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and whilst amendments were submitted which removed some design concerns these could not address the in-principle objection or remove all design concerns.

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.