STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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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

McGraw
Greenway Cottage Bagnall Road
Bagnall
ST9 9JU

Application no: SMD/2019/0413

Determined on: 28th August 2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Greenway Cottage Bagnall Road Bagnall Staffordshire ST9 9JU

Description of Development:
Proposed conversion of garage into ancillary accomodation increase ridge height and front extension

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: for the reason(s) specified below:-

1. The proposed development would by virtue of its increase in floor area and overall volume of development comparable to the original building, result in disproportionate additions over and above the original building; thus resulting in an inappropriate and therefore unsustainable form of development in the Green Belt; contrary to relevant restrictive policies contained within Chapter 13 of the NPPF.

2. The proposed development, by virute of its scale, height, massing and visual apperance, would result in a disproportionate and dominant structure that competes with the existing dwelling and which fails to retain the secondary and subordinate character and appearance that an outbuilding should have, As a result, the proposal would result in significant harm to the character and apperance of the original building, the main dwellinghouse, the street scene, and the wider rural landscape; contrary to Policies SS6, SS6c, R2, DC1 and DC3 of the Core Strategy, the Staffordshire Moorlands 'Design Principles' SPD, and paragraph 127 of the NPPF

3. The proposed development would result in a poor quality of residential amenity with regards to outlook for future occupiers, due to its close proximity and relationship with

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protected trees. Furthermore, this would lead to undue pressure to inappropriately remove or prune the trees which would be difficult for the Local Planning Authority to resist if residential accomodation is permitted in this possition, all contrary to Policy DC1 of the Core Strategy and paragraph 127 of the NPPF

Informative

1. The Local Planning Authority has worked pro-actively and effectively with teh applicant to overcome oustanding issues in line with the requirements of the NPPF. However, on this occasion, such matters relate to the principle of development and could therefore not be overcome, leading to this application being refused.

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