STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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

Mr and Mrs Holmes
11 Meadow Avenue
Stoke On Trent
ST9 0BD

Application no: SMD/2019/0198

Determined on: 10/09/2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
The Hollies Clewlows Bank Stockton Brook Staffordshire ST9 9LN

Description of Development:
Proposed extention and alterations to existing cottage and creation of first floor level.

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: 00846 AL(0)01 and 00846 AL(0)02 C for the reason(s) specified below:-

1. The proposed scheme is found to represent an increase in ground plan area compared to the original building of c.67% and an increase in volume of c.102% and on this basis is found to be inappropriate development in the Green Belt and contrary to the Government's policy for Green Belt. Very special circumstances are not identified and the size and form of the additions are disproportionate over and above the original building. As such the proposal is contrary to Policy SS6c(6) of the Staffordshire Moorlands Core Strategy as it is contrary to NPPF Chapter 9.

2. The use of composite cladding is considered to be out of keeping with and would detract from the character and appearance of the dwelling and the street scene contrary to Policy DC1 of the Staffordshire Moorlands Core Strategy and the provisions of the Staffordshire Moorlands Design Guide.

Informatives

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. Although an amended scheme was submitted, ultimately this was not sufficient to alter the conclusion or conditions which could reasonably have been

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imposed, which could have made the development acceptable it was not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraphs 38 of the National Planning Policy Framework.

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.