STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Jon Bennett
KAD Architectural Design
KAD Architectural DEsign 52 Parkway
Stoke On Trent
Staffordshire
ST4 8AG

Mr Sims
228 Draycott Old Road
Draycott
ST11 9AH

Application no: SMD/2019/0485

Determined on: 02.10.2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
228, Draycott Old Road, Draycott, Staffordshire, ST11 9AH

Description of Development:
Enlargement of the dwelling consisiting of an extension to the side elevation with the addition of dormer roof windows to front and rear roof slopes.

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 in plans numbered 2415/19/02, 2145/19/03 and 2145/19/04 for the reason(s) specified below:-

1. The proposal would extend and alter the dwelling with disproportionate additions over and above the size of the original dwelling resulting in inappropriate development in the Green Belt because it is not provided for by one of the listed exceptions at paragrpah 145 of the National Planning Policy Framework 2019(NPPF). The NPPF confirms that such inappropriate development should be considered to be harmful by definition and makes it clear that substantial weight must be attributed to any Green Belt harm. Permission cannot be granted for the inappropriate development because there are no 'very special circumstances' that clearly outweigh the harm to the Green Belt and any other harm that results from the development.

2. The development would be harmful to the character and appearance of the area to the detriment of local distinctiveness. Within a relatively uniform row of modest semi detached bungalows, the two side by side dormer roof additions to the extended front elevation would make for a very 'top heavy' roof mass and bulk that would overly dominate the original form and scale of the bungalow. This would appear incongruous and relate poorly to the streetscene. As such the development would be contrary to Policies SS6c, DC1 and R2 of the Core Strategy and the National Planning Policy Framework 2019.

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3. The proposal would create a much larger dwelling with significantly greater bedroom accommodation. It has not been demonstrated that three off road parkling spaces could be safely provided within the site and that the development would not therefore lead to off road parking at the expense of the highway safety of those pedestrians and drivers that use Draycott Old Road. As such the development would not be compliant with Policy DC1 of the Core Strategy and the parking standards at Appendix 8 of the emerging submission version of the Local Plan.

Informatives

It is considered that the proposals are unsustainable and do not conform to 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

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.