STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Sammons Architectural
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mr And Taylor
c/o agent

Application no: SMD/2019/0504

Determined on: 30th October 2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Harracles Mill Cottage Dunwood Road Rudyard Staffordshire ST13 8RG

Description of Development:
Erection of single storey rear 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:

- Location Plan and Block Plan 2019-2422-03
- Floor and Elevation Plans 2019-2422-02

for the reason(s) specified below:-

1. The proposed development, by virtue of its siting, scale, height and massing will dominate and consume the special architectural qualities of the original building, and impact negatively on the character and apperance of the Rudyard Conservation Area. The proposal will result in less than substantial harm to the heritage assets in question, however there are no public benefits which outweigh this harm, and thus the proposal comprises unsustainable development, contrary to Core Strategy Policy DC2, Staffs Moorlands 'Design Principles' SPD, and restrictive policies within Chapter 16 of the NPPF

2. The proposed development, by virtue of its siting, scale, height, massing and visual apperance will result in significant and demonstrable harm to the character and apperance of the existing dwelling, contrary to Core Strategy Policies SS1, R2 and DC1, the 'Design Principles' SPD, and paragraph 127 of the NPPF

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Informative

The Local Planning Authority has were neccessary, worked with the applicant to overcome outstanding planning issues to achieve a sustainable form of development. However, on this occassion, the proposal was not acceptable as a matter of design principle, and as such the application has been 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.

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