STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Tom Achtmanis
Arni Architects Ltd
Unit 4 The Barracks Workshops
Newcastle-under-Lyme
ST5 1LG

Mr Jackson
Lea Vista
25 High Lane
Brown Edge
ST6 8RT

Application no: SMD/2019/0520

Determined on: 08/11/2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Lea Vista, 25 High Lane, Brown Edge, Staffordshire Moorlands ST6 8RT

Description of Development:
Two storey side extension, single storey rear extension and adding a porch to front

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:
6284(P) 001 existing
6284(P) 002 revision E proposed

for the reason(s) specified below:-

1. The proposed extensions by virtue of their size and scale would result in a disproportionate addition over and above the size of the original building and would therefore amount to inappropriate development in the green belt. No very special circumstances have been demonstrated to outweigh the inappropriateness of the development. The extensions would encroach into the countryside and therefore reduce the openness of the green belt, contrary to policies SS1, SS1a, SS6c and R2 of the Core Strategy 2014 and the National Planning Policy Framework.

2. The width of the side extension would not result in a subordinate extension to the host dwelling. Moreover the use of render and / or timber cladding would fail to respond to and reflect the existing materials on the dwelling. Accordingly the proposed extension would harm the visual appearance of the host dwelling and would adversely affect the character of the street scene, contrary to policies SS1, SS1a, SS6c, DC1, R1 and R2 and het Council's adopted design guidance and the National Planning Policy Framework.

Informative
The proposal would not improve the economic, social and environmental conditions of the

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable overall and it was therefore 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

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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.