STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Philip Plant
P4 Architecture
Lodge Hill Wallbridge Drive
Leek
ST13 8NE

Mr M And A Arrowsmith
32 Tittesworth Avenue
Leek
ST13 6PS

Application no: SMD/2019/0566

Determined on: 15/11/2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
32 Tittesworth Avenue, Leek, Staffordshire ST13 6PS

Description of Development:
Proposed replacement garage with additional bedroom and en suite over.

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:

MIAR/PP/02/001;
MIAR/PP/02/002;
MIAR/PP/02/003;
MIAR/PP/02/004

for the reason(s) specified below:-

1. The proposed development by reason of its design and scale would result in an enlargement which is disproportionate in size in relation to the original dwelling. The application is therefore contrary to policy DC1 of the Core Strategy Development Plan Document (26th March 2014), Design Principles for Development within the Staffordshire Moorlands (SPG), the Staffordshire Moorlands Design Guide (SPD) and the National Planning Policy Framework including section 12.

2. The corner plot location would result in a very large extension with a mainly blank side wall facing the roadside which is uncharacteristic of the intended layout of the estate. The corner plot location means that the extension would inevitably be visually dominant within the street scene with no opportunity to mitigate its visual and physical impact due to its extremely close proximity to site boundaries. The proposed extension would project beyond the well-established building line and would appear as a visually intrusive and incongruous

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form of development, out of context and at odds with the planned spacious character of the area and oddly positioned in relation to surrounding dwellings. The application is therefore contrary to policy DC1 of the Core Strategy Development Plan Document (26th March 2014), Design Principles for Development within the Staffordshire Moorlands (SPG), the Staffordshire Moorlands Design Guide (SPD) and the National Planning Policy Framework including section 12.

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.